



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 07/08/2024

Notice Mailed To: Property owners within 750 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0243-24

Application Type: Partition

Proposal: EFU Zone 3 parcel M49 Partition, E129559S- PURSLEY sold from the original claimant 11/20/23 starting the 10 year validity clock. The site is currently undeveloped used as open pasture farmland. The property is relatively flat, no environmental overlays are identified on the property. The site located at the SE corner of S Strowbridge Rd. and S Charriere Rd.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections ZDO 401, 1105, 1000, 1001, 1002, 1005, 1006, 1007, 1012, 1105 in accordance with 1307 except as modified by Measure 49 claim. ORS 195.300 - 195.336.. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: YOUNG, LONNIE

Property Owner: K&L STROWBRIDGE HOLDINGS LLC

Site Address: 0 NO SITUS
ADDRESS, OR

Location: The site located at the SE corner of S Strowbridge Rd. and S Charriere Rd.

Assessor's Map and Tax Lot: 33E04 00301

Zoning: EFU-EXCLUSIVE FARM USE DISTRICT

Staff Contact: Lizbeth Dance 503-742-4524

E-mail: LDance@co.clackamas.or.us

File Number: Z0243-24

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA-FISCHER'S CPO
WARD LANCE 503-631-2550
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at communityinvolvement@clackamas.us. In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

How to Review this Application: A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

Decision Process: Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

How to Comment on this Application:

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or DRenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? |
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



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TYPE II OR III LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:	<input type="text" value="6/11/24"/>
FILE NUMBER:	<input type="text" value="Z0243-24"/>
APPLICATION TYPE:	<input type="text" value="PARTITION"/>

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on:

Staff Name

Title

Comments:

EFU Zone 3 parcel M49 Partition, E129559S- PURSLEY sold from the original claimant 11/20/23 starting the 10 year validity clock. The site is currently undeveloped used as open pasture farmland. The property is relatively flat, no environmental overlays are identified on the property. The site located at the SE corner of S Strowbridge Rd. and S Charriere Rd.

Check one:

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



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STAFF USE ONLY

RECEIVED

Jun 11 2024

Clackamas County
Planning & Zoning Division

Z0243-24

Staff Initials: _____ File Number: _____

Land use application for:

PARTITION

(For a maximum of three total parcels and including 'Type II' replats)

Application Fee: \$2,705

(+ \$4,030 if Hydrogeologic Review is required)

APPLICANT INFORMATION			
Applicant name: Lonnie Young	Applicant email: tcchomes@msn.com	Applicant phone: (503) 708-1251	
Applicant mailing address: PO Box 2410	City: Clackamas	State: OR	ZIP: 97015
Contact person name (if other than applicant): Pat Sisul	Contact person email: patsisul@sisulengineering.com	Contact person phone: (503) 657-0188	
Contact person mailing address: 375 Portland Ave.	City: Gladstone	State: OR	ZIP: 97027

PROPOSAL	
Brief description of proposal: Measure 49, 3 lot partition.	Pre-application conference file number: ZPAC0009-24

SITE INFORMATION		
Site address: No Site Address	Comprehensive Plan designation: Agriculture (AG)	Zoning district: EFU
Map and tax lot #: Township: <u>3S</u> Range: <u>3E</u> Section: <u>04</u> Tax Lot: <u>00301</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: 7.94	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Lonnie Young, K&L Strowbridge Holdings, LLC Korah Young, K&L Strowbridge Holdings, LLC	Signatures of all property owners: 	Date(s): 6/5/24
I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.		
Applicant signature: 	Date: 6/5/24	

A. Complete a pre-application conference:

You must attend a pre-application conference with Planning and Zoning staff before filing this application. [Information about the pre-application conference](#) process and a request form are available from the Planning and Zoning website.

B. Review applicable land use rules:

This application is subject to the provisions of [Section 1105, Subdivisions, Partitions, Replats, Condominium Plats, and Vacations of Recorded Plats](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

C. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$2,705**. If Hydrogeologic Review is required, there is an additional fee of \$4,030. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Preliminary plat:** The preliminary plat must be drawn to a scale of not less than one inch = 20 feet and not more than one inch = 200 feet. If the preliminary plat is larger than 11 x 17 inches, five reduced-sized, legible copies of the preliminary plat shall be submitted on 8.5 x 14-inch or 11 x 17-inch paper. The preliminary plat must include all of the following (when applicable):
 - Source of domestic water and location of any existing and proposed wells;
 - Method of wastewater disposal and location of any existing and proposed onsite wastewater treatment systems;
 - Existing and proposed utility lines and facilities;
 - Calculations demonstrating that the proposed density complies with the minimum and maximum density standards of ZDO [Section 1012, Lot Size and Density](#), or for zoning districts not subject to Section 1012, demonstrating compliance with the minimum lot size in the applicable zoning district;
 - Locations, dimensions, and area of each lot, parcel, and tract;
 - The north-south dimension and front-lot-line orientation of each proposed lot or parcel, except for lots or parcels for which an exception from the solar design standard of ZDO [Subsection 1017.03](#) is requested pursuant to Subsection 1017.04. For the purpose of this submittal requirement, "north-south dimension" and "front lot line" are defined in Subsection 1017.02;
 - Date the preliminary plat was prepared;
 - North arrow;
 - Identification of each lot or parcel by number;
 - Locations and widths of all roads abutting the subject property, including road names, direction of drainage, approximate grades, and whether public or private;
 - Locations and widths of all proposed roads, including proposed names, approximate grades, radii of curves, and whether public or private;

- Location and width of legal access to the partition, other than public or County roads, if applicable;
- Contour lines at two-foot intervals if 10 percent slope or less or five-foot intervals if exceeding 10 percent slope within an urban growth boundary (UGB); contour lines at 10-foot intervals outside a UGB; and the source of contour information;
- Locations of all seasonal and/or perennial drainage channels, including their names if known, and flow direction;
- Locations and widths of all existing and proposed easements, to whom they are conveyed and for what purpose;
- Locations and dimensions of all existing and proposed driveways and walkways;
- Locations and dimensions of existing structures to be retained and their setbacks from existing and proposed lot lines;
- Locations and dimensions of all areas to be offered for public use;
- Boundaries and type of restricted areas identified in ZDO Subsection [1012.05](#), as applicable; and
- Locations of all significant vegetative areas, including, but not limited to, wooded areas, specimen trees, and bearing trees.

Service Feasibility Determinations: Request that the property's water provider, sanitary sewer provider, and surface water management authority, as applicable, each complete a [Preliminary Statement of Feasibility](#) and include those completed statements with your application. If the proposed development will be served by an onsite wastewater treatment system (e.g., a septic system), include an approved Site Evaluation or Authorization Notice from the [Septic & Onsite Wastewater Program](#) attesting to the feasibility of your proposal.

For a property with designated Open Space: If the subject property to be partitioned includes land designated Open Space by the County's [Comprehensive Plan](#), a *vicinity map* showing the location of the subject property in relation to adjacent properties, roads, bikeways, pedestrian access, utility access, and manmade or natural site features that cross the boundaries of the subject property. An *existing conditions map* of the subject property with the Open Space designation must also be provided. The existing conditions map must illustrate all of the following (when applicable):

- Contour lines at two-foot intervals for slopes of 20 percent or less within a UGB; contour lines at five-foot intervals for slopes exceeding 20 percent within a UGB; contour lines at 10-foot intervals outside a UGB; and the source of contour information;
- Slope analyses designating portions of the site according to the following slope ranges and identifying the total land area in each category: zero to 20 percent; greater than 20 percent to 35 percent; greater than 35 percent to 50 percent; and greater than 50 percent;
- Drainage;
- Potential hazards to safety, including areas identified as mass movement, flood, soil, or fire hazards pursuant to ZDO [Section 1003, Hazards to Safety](#);
- Marsh or wetland areas, underground springs, wildlife habitat areas, and surface features such as earth mounds and large rock outcroppings;
- Location of wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, and other large deciduous trees. Where the subject property is heavily wooded, an aerial photography, at a scale of not more than one inch = 400 feet, may be submitted and only those trees that will be affected by the proposed development need be sited accurately;
- Location of any overlay zoning districts regulated by ZDO Section 700, *Special Districts*;
- Noise sources;
- Sun and wind exposure;
- Significant views; and
- Existing structures, impervious surfaces, utilities, landscaping, and easements.

- For a property that is already a platted lot or parcel:** If the subject property is already a platted lot or parcel, include a full copy of the latest partition or subdivision plat and a density calculation made pursuant to ZDO [Subsections 1105.04\(B\)\(2\) and \(3\)](#).
- Master plan, if required by ZDO Section 1012:** Minimum density and maximum lot size standards apply in certain zoning districts. ZDO [Section 1012](#) allows for partitions that do not meet required minimum density and maximum lot size standards, provided a master plan is submitted demonstrating that the standards could be met for the entire property through future land division.
- For Historic Landmark sites, and sites located in a Historic District or Historic Corridor:** Submit a narrative and/or plans demonstrating compliance with ZDO [Subsection 707.06\(C\)\(6\)](#), as applicable.
- Any additional information or documents advised of during the pre-application conference**

D. Answer the following questions:

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Is the subject property already a *platted* lot or parcel?

NO, it is not platted.

YES, and I understand this partition is subject to the additional criteria for a replat. The property to be partitioned is currently identified as follows:

Plat name/number: _____

Current parcel number for subject property: _____

2. In an Urban Low Density Residential District, the partition may be designated as a zero-lot-line development. In a zero-lot-line development, there are no minimum rear and side setbacks for single-family dwellings, manufactured homes, and structures accessory to single-family dwellings and manufactured homes, except from rear and side lot lines on the perimeter of the final plat.

Are you requesting this partition be designated as a zero-lot-line development?

NO

YES

3. a. Will the partition include common areas and facilities and/or is it located in Government Camp, where snow removal and storage are required? (Examples of common areas and facilities include open space, private roads, access drives, parking areas, and recreational uses.)

NO (skip to Question 4)

YES (answer Questions 3.b. and 3.c)

b. Identify all the proposed common areas and facilities:

c. Who will own, improve, operate, and maintain the common areas and facilities and/or provide for snow removal and storage in Government Camp?

A nonprofit, incorporated homeowners association that:

1. Will continue in perpetuity unless the requirement is modified pursuant to either ZDO [Section 1309, Modification](#), or the approval of a new land use permit application;
2. Mandates membership in the homeowners association for each parcel owner; and
3. Is incorporated prior to recording of the final plat.

A government entity named: _____

A nonprofit conservation organization named: _____

An alternative entity named and described in the box below:

4. Is the subject property in a future urban area, as defined by [Chapter 4](#) of the Comprehensive Plan?

NO

YES, and the location of proposed easements, road dedications, structures, wells, and onsite wastewater treatment systems is consistent with the orderly future development of the subject property at urban densities for the following reasons:

E. If the property is already platted:

Partitioning a property that is already platted involves a “replat”. The number of lots or parcels in a replatted area cannot exceed the number previously approved for the area, unless: the gross site area of the affected plat is increased, or is of sufficient size to allow additional lots or parcels, or; the zoning on the subject property has been changed since the existing plat was approved, permitting a greater density on all, or part, of the original platted area.

If the subject property is already a *platted* lot or parcel, identify the circumstances that allow for the number of lots or parcels in the replatted area to exceed the number previously approved for the area (attach additional pages, if necessary):

- The gross site area of the affected plat will be increased from _____ acres to _____ acres.
- The gross site area of the affected plat will remain _____ acres, which is a sufficient size to allow additional lots or parcels.
- The zoning of the subject property has been changed since the existing plat was approved, permitting a greater density on all, or part, of the original platted area, as explained in the box below:

F. If the property is already platted and in the AG/F, EFU, or TBR District:

If the partition constitutes a replat and is in the AG/F, EFU, or TBR District, answer all of the following questions. Attach additional pages, if necessary.

1. Would the replat **decrease** the size of a lot of record that, before the replat, is smaller than 80 acres *and* contains an existing dwelling or is approved for the construction of a dwelling?
 - NO
 - YES, it would decrease the size of a lot of record that is currently smaller than 80 acres and contains an existing dwelling.
 - YES, it would decrease the size of a lot of record that is currently smaller than 80 acres and is approved for a dwelling per the following building permit or land use permit number: _____

2. Would the replat **decrease** the size of a lot of record that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than 80 acres?
 - NO
 - YES, it would decrease the size of a lot of record that contains an existing dwelling to a size smaller than 80 acres.
 - YES, it would decrease the size of a lot of record that that has been approved for a dwelling to a size smaller than 80 acres. The following building permit or land use permit number is the approval for the dwelling: _____

3. Would the replat **increase** the size of a lot of record to a size as large as or larger than the minimum lot or parcel size required for it to qualify for a dwelling?
 - YES, the replat would increase the size of one of the lots of record to a size that would be large enough for it to qualify for a dwelling.
 - NO, the lot of record that will be increased in size will *not* be as large or larger than the minimum lot or parcel size required for it to qualify for a dwelling, for the following reasons:
 - NO, because the replat would not increase the size of any lot of record.

4. ZDO Subsection 1105.04(A)(3)(c)(iv) **prohibits** replats in a natural resource zone when the replat would allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling if that land use approval for a dwelling would be based on an acreage standard.

In the box below, explain how the proposed replat would *not* be used to allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling based on an acreage standard.

5. ZDO Subsection 1105.04(A)(3)(c)(v) **prohibits** the replat of a property line that resulted from a subdivision or partition authorized by a waiver so that any lot of record affected by the replat is larger than:
- Two acres if the lot of record is, before the replat, two acres in size or smaller and is high-value farmland, high-value forestland, or within a ground water restricted area; or
 - Five acres if the lot of record is, before the replat, five acres in size or smaller and is *not* high-value farmland, high-value forestland, or within a groundwater restricted area.

Would the proposed replat comply with Subsection 1105.04(A)(3)(c)(v)?

NO

YES

6. ZDO Subsections 1105.04(A)(3)(c)(vi) and (vii) **prohibit** replats in a natural resource zone that would separate:

- A temporary dwelling for care, home occupation, relative farm help dwelling, or processing facility from the lot of record on which the primary residential use or other primary use exists; or
- An accessory dwelling in conjunction with a farm use approved pursuant to Subsection 401.05(C)(12), except as provided in OAR 660-033-0010(24)(B).

In the box below, explain how the proposed replat will comply with these subsections. For example, if there is no temporary dwelling for care, home occupation, relative farm help dwelling, processing facility, or accessory dwelling on either property affected by the adjustment, say so.



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APPLICATION CONFERENCE SUMMARY

The information contained in this memo is introductory in nature and is designed to act as a guide to relevant Zoning and Development Ordinance (ZDO) and Comprehensive Plan standards. This is an initial review and is based on the information submitted by the applicant for the pre-application conference.

Table 1307-1 of the ZDO identifies if a pre-application conference is mandatory for a particular land use application type. A mandatory conference remains valid if a complete land use application is submitted within two years of the pre-application conference date, and if the proposed use, layout, and design of the proposed development do not change significantly from what was submitted for the conference.

Permit Type: EFU zone M49 partition

File No. ZPAC0009-24

Proposal: EFU Zone M49, 3 parcel M49 Partition, E129559S- PURSLEY sold from the original claimant 11/20/23 starting the 10 year validity clock. The site is zoned EFU, currently undeveloped used as open pasture farmland. The property is relatively flat, no environmental overlays are identified on the property. The site located at the SE corner of S Strowbridge Rd. and S Charriere Rd.

Pre-application Conference Date: February 28, 2024

Date of this Summary: March 14, 2024

Staff Contact: Lizbeth Dance, Phone: 503-742-4524, E-mail: Ldance@clackamas.us

Applicant: Lonnie Young; tcchomes@msn.com; 503-708-1251

Assessor's Map and Tax Lot Number: lot 33E04 00301

Site Address: The site located at the SE corner of S Strowbridge Rd. and S Charriere Rd.

Zoning: EFU- Exclusive Farm Use,

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**I. APPLICABLE ZONING AND DEVELOPMENT ORDINANCE (ZDO) AND
COMPREHENSIVE PLAN STANDARDS**

Note to applicant: Pre-application conferences are advisory in nature and are intended to familiarize applicants with the requirements of this Ordinance; to provide applicants with an opportunity to meet with County staff to discuss proposed projects in detail; and to identify standards, approval criteria, and procedures prior to filing a land use permit application. The

pre-application conference is intended to be a tool to orient applicants and assist them in navigating the land use review process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the County from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference. This document is not a land use decision and is not subject to appeal.

I. ZDO Section 401 EFU Zoning

EFU Density Standards – Property is 7.94 acres as outlined in ZDO 401 as modified by M49 claim E122481C to partition no more than 3 parcels may be created. Two parcels can be no larger than 2 acres leaving the 3rd parcel as the remainder.

2. SETBACK STANDARDS - All existing and proposed development needs to meet setback standards for the zone with the newly created lot lines. Front– 30’, Sides– 10’, Rear – 30’ residence, 10’ accessory structures. A shared access easement is considered a Front lot line as long as it is shared – 30’ measured from either side.
3. ROAD NAMING – A road name will be required for a shared access if access is provided to 3 or more parcels – A proposed each parcel has direct access to a County Road – New road name not needed.
4. ZDO Section 1105- Subdivisions and partitions
<https://dochub.clackamas.us/documents/drupal/18ab246b-73fa-4207-b8fd-6424bdac58c0> as outlined in section 1105 any partition shall meet the applicable Development Standards outlined in ZDO section 1000. The applicable Development Standard Sections associated with this proposal are
 - a. 1001 general provisions,
 - b. 1002 Protection and Natural features
 - i. No Natural features are identified on the property. A Swale has been identified on the provided site plan – this area is not identified as a Jurisdictional Wetland – if it is desired to protect this area it can be done through the platting process but not protected by the ZDO
 - c. 1006
 - i. Utilities, -All utilities are required to be underground
 - ii. Water supply – This property is within a Ground Water Limited Area. Prior to submittal a completed Hydrogeologic Assessment as outlined in ZDO 1006 is required. How water will be provided – individual exempt wells or shared well will also need to be noted with the Partition application narrative.

ZDO 1006.03 Water Supply:

- C. Prior to final approval of a partition or subdivision, the applicant shall provide evidence that any wells in the tract subject to temporary or permanent abandonment under Oregon Revised Statutes (ORS) 537.665 have been properly abandoned.

- E. The following standards apply outside the Portland Metropolitan Urban Growth Boundary, Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, and Zigzag Village:
 - 1. Applicants shall specify a lawful water source for the proposed development, such as a public or community water system, certificated water right, or exempt-use well.

ZDO 1006.05 Onsite Waste Water Treatment – property is not in a sewer district please provide Septic Department verification Septic Statement of Feasibility for all parcels. The septic department has provide comment there is valid septic records for each lot proposed. Verification of septic approvals of the 3 new sites shall be provide with the partition submittal.

ZDO 1006.06 Surface water management and erosion control - On Site **Surface Water Management Statement of Feasibility required to be submitted with the Partition application.** (Form attached) The form can be completed by Transportation and Engineering.

ZDO 1006.07 – Preliminary Statement of Feasibility

These are required for Septic and On-site Surface Water Management as completeness items to be provide with the Partition Application

ZDO 1007 Roads and Connectivity- see Transportation Engineering Comments provided - in conjunction with ZDO standards

ZDO 1007.01 General Provisions

- A. The location, alignment, design, grade, width, and capacity of all roads shall conform to Section 1007, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards. Where conflicts occur between Section 1007, the Comprehensive Plan, and the Clackamas County Roadway Standards, the Comprehensive Plan shall control.

- B. Right-of-way dedications and improvements shall be required of all new developments, including partitions, subdivisions, multifamily dwellings, duplexes, triplexes, quadplexes, townhouses, cottage clusters, detached single-family dwellings, and commercial, industrial, and institutional uses, consistent with Section 1007, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards.
- C. New developments shall have access points connecting with existing roads.
 - 1. Intersection spacing and access control shall be based on Subsection 3.08.110(E) of the Metro Code (*Regional Transportation Functional Plan*); Chapters 5 and 10 of the Comprehensive Plan; and the Clackamas County Roadway Standards.
 - 2. For development on any portion of a contiguous site identified on Comprehensive Plan Map 5-6, *Potentially Buildable Residential Sites > 5 Acres in UGB*, the applicant shall provide a conceptual map of new streets for the entire site. The map shall identify street connections to adjacent areas to promote a logical, direct, and connected system of streets; demonstrate opportunities to extend and connect new streets to existing streets, and provide direct public right-of-way routes. Closed-end street designs shall be limited to circumstances in which barriers prevent full street extensions. Closed-end streets shall not exceed 200 feet in length and shall serve no more than 25 dwelling units. Subsequent development on the site shall conform to the conceptual street map, unless a new map is approved pursuant to Subsection 1007.01(C)(2).
 - 3. Access control shall be implemented pursuant to Chapter 5 of the Comprehensive Plan and the Clackamas County Roadway Standards considering best spacing for pedestrian access, traffic safety, and similar factors.
 - 4. Approaches to public and county roads shall be designed to accommodate safe and efficient flow of traffic and turn control where necessary to minimize hazards for other vehicles, pedestrians, and bicyclists.

ZDO 1007.02 – Public and Private Roadways

Direct access to County Road – new roadways not proposed.

ZDO 1007.03 Private Roads and Access Drives

- A. Private roads and access drives shall be developed according to classifications and guidelines listed in Section 1007, Comprehensive Plan Figures 5-1 through 5-3, *Typical Roadway Cross Sections*, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards, except:
1. When easements or “flag-pole” strips are used to provide vehicular access to lots or parcels, the minimum width shall be 20 feet, unless a narrower width is approved by the Department of Transportation and Development and the applicable fire district’s Fire Marshal;
 2. Where the number of lots served exceeds three, a wider width may be required as deemed appropriate or necessary by the Department of Transportation and Development consistent with other provisions of Section 1007, the Comprehensive Plan, and the Clackamas County Roadway Standards;
 3. Access easements or “flag-pole” strips may be used for utility purposes in addition to vehicular access;
 4. The standards listed above may be deviated from when deemed appropriate by the Department of Transportation and Development to accommodate one-half streets or private common access drives and roads within developed urban areas providing access to not more than seven lots; and
 5. The intersection of private roads or access drives with a public or county road and intersections of two private roads or access drives shall comply with the sight distance and clear zone standards pursuant to Subsection 1007.02(D).

ZDO 1007.04 Pedestrian and Bicycle Facilities (ROADS ARE NOT IDENTIFIED AS BIKEWAYS ADDITIONAL DEDICATION NOT NEEDED).

- A. General Standards: Pedestrian and bicycle facilities shall be developed according to the classifications and guidelines listed in Section 1007, Comprehensive Plan Figures 5-1 through 5-3, *Typical Roadway Cross Sections*, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards.
- B. Pedestrian and Bicycle Facility Design: Pedestrian and bicycle facilities shall be designed to:
1. Minimize conflicts among automobiles, trucks, pedestrians, and bicyclists;

2. Provide safe, convenient, and an appropriate level of access to various parts of the development and to locations such as schools, employment centers, shopping areas, adjacent developments, recreation areas and open space, and transit corridors;
3. Allow for unobstructed movements and access for transportation of disadvantaged persons; and
4. Be consistent with Chapters 5 and 10 of the Comprehensive Plan; Comprehensive Plan Maps 5-2a, *Planned Bikeway Network, Urban*, 5-2b, *Planned Bikeway Network, Rural*, and 5-3, *Essential Pedestrian Network*; North Clackamas Parks and Recreation District's (NCPRD) Park and Recreation Master Plan; and Metro's Regional Trails and Greenways Map.

K. Bikeways: Bikeways shall be required as follows: No BIKEWAY REQUIRED

1. Shoulder bikeways, bike lanes, bike paths, or cycle tracks shall be included in the reconstruction or new construction of any street if a bikeway is indicated in Chapters 5 and 10 of the Comprehensive Plan and on Comprehensive Plan Map 5-2a or 5-2b; NCPRD's Park and Recreation Master Plan; or Metro's Regional Trails and Greenways Map.
2. Shoulder bikeways, bike lanes, bike paths, or cycle tracks shall be considered in the reconstruction or new construction of any other arterial or collector.

L. Trails: Trail dedications or easements shall be provided and developed as shown on Comprehensive Plan Map IX-1, *Open Space Network & Recreation Needs*; the Facilities Plan (Figure 4.3) in NCPRD's Park and Recreation Master Plan; and Metro's Regional Trails and Greenways Map.
NO TRAIL DEDICATION REQUIRED

ZDO 1007.07 Transportation Facilities Concurrency – This property is West of HWY 224(south of HWY 212) Concurrency will look into more – provide additional notes regarding capacity.

- A. Subsection 1007.07 shall apply to the following development applications: design review, subdivisions, partitions, and conditional uses.
- B. Approval of a development shall be granted only if the capacity of transportation facilities is adequate or will be made adequate

in a timely manner. The following shall be exempt from this requirement:

- d. West of Highway 224 (south of Highway 212) or 152nd Drive (north of Highway 212); and

ZDO 1012 lots size and density – In the EFU zone the minimum lot size is 80 acres and residential development is not a primary allowed use. As proposed this 3 parcel partition request is within the M49 election allowance for the 7.94 acre parcel to be partitioned and residential development allowed- the 3 tax ides currently are 2 lots of record depending on how lots are configured at least two of the newly created parcels cannot exceed 2 acres – with a remainder parcel. The M49 claim is currently valid. Once ownership of the properties is transferred to a non-claimant property owner the new owner has 10 years to enact the claim; meaning plat recorded and residential development established in this time frame. Established meaning home built and all permits final, final occupancy

ZDO code sections identified above can be found here

<https://www.clackamas.us/planning/zdo.html>

II. LAND USE PERMITTING PROCESS

1. land use application(s)

TYPE II

Partition Application is a “Type II” land use application process, as provided for in Section 1307 of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director’s decision can be appealed to the County Land Use Hearings Officer.

A Land Division is a 3 step process – 1) Pre-Application Meeting, 2) Land Use Application - by state law a decision will be issued within 150 days of filing including an appealed decision. If not appealed this process from time of completeness usually takes about 60 days the Land Use determination is good for 4 years. If not recorded within the 4 year period additional land use review would be required and 3) Draft Plat submittal review and Final recording.

III. QUESTIONS/ADDITIONAL INFORMATION RAISED DURING THE MEETING

IV. MINIMUM LAND USE APPLICATION SUBMITTAL REQUIREMENTS – THE PRE

APP MEETING IS A REQUIREMENT FOR PARTITION SUBMITTAL. MEETING NOTES ARE VALID FOR 2 YEARS FROM THE DATE NOTES ARE PROVIDED

The submittal requirements are provided in ZDO 1307.07(C) the partition should address ZDO 401, 1105, 1000, 1001, 1002, 1005, 1006, 1007, 1012, 1105 in accordance with 1307 except as modified by Measure 49 claim. ORS 195.300 - 195.336.

Land Use application submittal Forms and fees:

Link to LU Applications, info and forms -

<https://www.clackamas.us/planning/supplemental.html>

- Partition Application: fee \$2705.00
 - Statement of Feasibility: On site surface water management
 - Statement of feasibility: Septic for all parcels

Make sure you complete Partition Review Application and all other required Land Use reviews, including narrative addressing all zoning code sections outlined herein and provide all required feasibility statements and site plan details.

***Note to applicant:** Review the applicable criteria listed above while preparing your written narrative and other land use application items Consult staff with any questions regarding applicability of the criteria identified above. It is the applicant's responsibility to clearly demonstrate how a proposal meets all applicable criteria. Please note also that as we look more in depth at an actual land use application submittal there may be other policies that arise that we need to find consistency with so, while this is not an exhaustive list, it covers the main policy consistency findings that need to be made and other submittal requirements for a complete application.*

V. AGENCY/DEPARTMENT CONTACT AND COMMENT INFORMATION:

County Engineering Requirements:

- 1) Ken Kent was at the pre application meeting and outlined the engineering requirements. Attached memo. Please contact Ken regarding submittal and recording requirements. KenKen@clackamas.us
- 2) On Site **Surface Water Management Statement of Feasibility required to be submitted with the Partition application.**

Septic Requirements:

- 1) New Septic evaluations required for all parcels.
- 2) Make sure you submit all approved Site Evaluations with your partition application. (Septic Feasibility)

- 3) See comments and contact information attached

Fire Dept. Requirements:

- 1) You will be working with Clackamas RFPD #1

Survey requirements:

- 1) See attached survey notes from Ray Griffith.

TRANSPORTATION ENGINEERING COMMENTS

PRE-APPLICATION INFORMATION FROM DEVELOPMENT ENGINEERING

All information is considered informal, based on current Zoning and Development Ordinance requirements, current Roadway Standards requirements, and current Comprehensive Plan requirements. The information presented here is subject to change as revisions are made to the aforementioned documents and in the formal Conditional Use Process. Prior to the submittal of a Conditional Use application, the applicant is encouraged to contact staff to insure that these pre-application comments reflect the current standards.

FILE NO. ZPAC0009-24

PROJECT: 3-Parcel Partition, SE Corner of S Strowbridge Road and S Charriere Road

LEGAL: 33E04 00301

DATE: February 21, 2024

MEETING DATE: February 28, 2024

Engineering staff: Kenneth Kent 503-742-4673
kenken@clackamas.us

1. Verification of legal access shall be submitted; e.g. deeds; easement.
2. Lots having frontage on arterial and collector streets shall not have direct individual access to those streets but shall be permitted access to local street(s). Exceptions may be granted on a case-by case basis. **S Strowbridge Road and S Charriere are local roadways with no access restrictions.**

3. Prior to final subdivision or partition plat approval it will be necessary to apply for a Development Permit and submit improvement plans prepared and stamped by an engineer registered in the State of Oregon or alternative plans acceptable to the engineering division. These plans must address street improvements to the new street(s), existing frontages and private drives. The plans must be consistent with the requirements of the County Zoning and Development Ordinance, The Roadway Standards and the applicable storm water management agency.
4. The plan review and inspection fee is based upon the improvement plans. The Engineering Division of the Department of Transportation and Development will charge a fee equal to 8.83 percent of the estimated street and drainage improvement costs, with a minimum \$2,000.00 fee.
5. The street construction, storm sewer and utilities work must be designed and built to be compatible with adjoining existing approved plats and provide for future needs of adjoining property; e.g. extension of street, sanitary sewer, storm sewer.
6. The developer is responsible for all applications, fees and coordination of Federal and State regulator offices with regard to fills and excavations in stream riparian zones and wetlands associated to the Clean Water Act and the Urban Stormwater National Pollutant Discharge Elimination System.
7. Easements:
 - a. Stormwater and sanitary sewer easements must be provided as deemed appropriate by the Department of Transportation and Development and the applicable sanitary sewer and storm water management agency.
 - b. Access easements must include sufficient width and corner radii for required road improvements, grading, utilities, buffer areas, drainage, turnaround areas, and fire access.
 - c. All existing and proposed easements must be shown on the final plat.
8. Special Comments:
 - a. Standards right-of-way for a local road is 48 feet. Verify that there is a minimum 24-foot wide, one half right-of-way width along the frontage of S Charriere Road, or dedicate right-of-way to provide the minimum.
 - b. Grant an 8-foot wide Easement for Public Utilities adjacent to the public right-of-way of S Strowbridge Road and S Charriere Road.

- c. Access from SE Stowbridge Road will require the following standards,:
1. At the time of building permit for a home on each of the parcels, a driveway permit will be required for a paved approach, 12 feet wide by 20 feet long, per County Standard Drawing D500.
 2. A minimum 12-foot wide gravel driveway will be required up to the dwelling site (See Roadway Standards Drawing R100).
 3. At the time of building permit for a home, depending on the length of the driveway (more than 200 feet), an emergency vehicle turnaround may be required at or near the home site, per Standard Drawing C350.
- d. Approval from the fire marshal, indicating that emergency access can be provided to the proposed partition, will be required prior to recording the final plat.

SEPTIC COMMENTS

Hi Lizbeth. Our standard comment applies to this proposal: Approved Site Evaluations are required for each proposed lot. Site Evaluation is required to determine whether the property may be suitable for an onsite wastewater (septic) system. Information on the application process can be found on the Clackamas County Septic website: <https://www.clackamas.us/septic>. Questions about the process can be directed to either soilsconcern@clackamas.us or 503-742-4740.

Please let me know if any questions. Thanks Liz.

Drake Amundson, REHS

Soil Scientist

Clackamas County Onsite Wastewater Systems Program

150 Beaver Creek Rd

Oregon, City, OR 97045

damundson@clackamas.us

SURVEY COMMENTS –

There is a recent surveys filed on this property as SN 2020-042.

All partition plats must be prepared pursuant to ORS Chapter 92 and County Code Chapter 11.01 and 11.02. Current ZDO 1105.07 rules effective June 1, 2015, all parcels and partition plats must be surveyed and monumented, the only unsurveyed plats allowed are those with all parcels over 80 acres in size.

Fees, minimum submittal requirements and application for plat review are available from the Clackamas County Surveyor's web site, <http://www.co.clackamas.or.us/surveyor/> .

Easements created to access parcels that may have the ability to be further divided in the future should contain language that would allow the access and utilities easement to be used by the future divisions of those newly created lots or parcels. (I.E.: The access and utilities easements shown are for the benefit of parcels 1 and 2 and any future divisions thereof.) Any private easements should also contain provisions for public utility services such as water, electric, communications, natural gas, storm drainage, sanitary sewer, emergency services, etal.

Fences, other occupations and encroachments that fall across deed lines may indicate that unwritten title (property ownership) issues exist. It is the responsibility of the surveyor conducting the property boundary survey to notify the declarant and/or property owner if such situations exist. Failure to present the issues and resolve them will usually result in delay of the plat approval and recording. If problems are noted please bring them to the attention of the County Surveyors office as soon as possible. We may be able to suggest solutions. Easements will (as a general rule) not be acceptable solutions for encroachments.

For any Public Land Corners not recently restored the county will provide restoration prior to completion of the plat boundary survey by the developer's surveyor. Request to protect/restore forms are available on our County Surveyor's web page at <http://www.co.clackamas.or.us/surveyor/landcorners.htm> , please provide adequate timing for us to place the restoration in our work queue.

No other special survey issues.

C Ray Griffin PLS County Surveyor

Clackamas County Surveyor's Office, Development Services Building
150 Beaver Creek Road,
Oregon City, OR 97045
Office #503-742-4499 Email: cgriffin2@clackamas.us

Measure 49
3 Lot Partition

June 2024

Owner/Applicant: Lonnie Young
K&L Strowbridge Holdings, LLC
PO Box 1610
Clackamas, OR 97015
Phone: (503) 708-1251
Email: tcchomes@msn.com

Consultant: Pat Sisul
Sisul Engineering
375 Portland Avenue
Gladstone OR 97027
Phone: (503) 657-0188
Email: patsisul@sisulengineering.com

Location: S Strowbridge Road at S Charriere Road
Clackamas County

Legal Description: Tax Lot 00301
Township 3 South, Range 3 East, Section 04

Zoning: EFU

Site Size: 7.94 Acres

Measure 49 State Election #: E129559E (Seagraves_Clackamas)

Proposal: 3 lot partition per Measure 49 approval

Site Description:

The partition site is located on the east side of S Stowbridge Road south of S Charriere Road. Both S Stowbridge Road and S Charriere Road are located between S Springwater Road and S Fischers Mill Road near the Fishers Mill area of rural Clackamas County. The site is rural has historically been used for agriculture purposes. No mature trees are located onsite. The site is vacant, with no structures of any kind.

The terrain of the site is a gentle fall across the site from east to west toward S Stowbridge Road with a low area running through the central portion of the site. The northern portion of the property falls southerly, and the southern portion of the site falls northerly toward the central low area. The highest point on the site is the NE corner at located along the eastern property line at elevation 452, while the lowest point is located near the center of the western property line at elevation 440. Elevations of the four corners and the midlines of the site are:

Northwest:	446	Mid line:	449	Northeast:	452
Mid line:	440	Center:	442	Mid line:	446
Southwest:	448	Mid line:	446	Southeast:	450

The slope of the draw through the center of the site is approximately 0.9 percent.

Surrounding properties are zoned EFU and range in size from approximately 3 acres to 60 acres. Several homes are located on the westerly side of Stowbridge Road across from this site. The property to the south was partitioned with Partition Plat PP2020-081, land use file Z0220-20-M. North of the site, on the north side of Charriere Rd., there are 5 parcels ranging from 0.9 acre to 11.5 acres. There is one access along the north side of Charriere Road and it is approximately 125 feet west of the East line of this site.

S Stowbridge Road is rural County roadway currently paved to a width generally between 16 and 19 feet, within a 60-foot wide right-of-way. S Charriere Road is a similar sized having an average width of between 18 and 21 feet within a 49.5-foot wide right-of-way, as depicted upon Record of Survey 2020-042, Clackamas County Survey Records.

Proposal:

The proposal is to partition the land into 3 parcels.

Based on an analysis performed by the Oregon Department of Land Conservation and Development the Measure 37/49 claim was approved, and the claimant qualifies for two additional lots and three home site approvals. The approval issued by the state of Oregon is State Election Number E129559E_Seagraves_Clackamas.

Per the approval, each dwelling must be on a separate lot or parcel and must be contained within the property on which the claimant is eligible for Measure 49 relief. A dwelling lawfully created based on a home site approval is a permitted use.

Because the property is in an exclusive farm use zone, the home site authorization does not authorize new lots or parcels that exceed five acres. However, existing or remnant lots or parcels may exceed five acres. Further, the home site authorization will not authorize new lots or parcels that exceed two acres if the new lots or parcels are located on high-value farmland, on high-value forestland or on land within a ground water restricted area. However, existing or remnant lots or parcels may exceed two acres. Because the site is primarily high-value farmland and high-value forestland, the two new lots are each proposed to be two-acre lots.

Also, because the property is in an exclusive farm use zone, Measure 49 requires new home sites to be clustered so as to maximize suitability of the remnant lot or parcel for farm or forest use. The two new home sites are clustered along the western edge of the property, facing Strowbridge Road.

The accompanying plans and application materials show the applicant's proposal for the land.

Response to select applicable criteria of the Zoning & Development Ordinance

1006.03 Water Supply: The applicant intends to use exempt-use wells as indicated on the attached site plans that are included in the application. The property is not located within a groundwater limited area.

1006.05 Onsite Waste Water Treatment: The property is not within a sewer district. The applicant has recently obtained three Clackamas County Septic Department septic approvals which are included in the application.

1006.06 Surface Water Management and Erosion Control: A Surface Water Management Preliminary Statement of Feasibility from the Clackamas County Department of Transportation is included in the application.

1007 Roads and Connectivity:

1007.01 The minimum one-half right-of-way required for S Strowbridge Road and S Charriere Road is 24 feet. Per recorded Clackamas County survey SN 2020-042, both right of ways exceed this requirement. Said survey shows the half right-of-way for S Strowbridge Road being 30 feet and the half right-of-way for S Charriere Road being 24.75 feet.

1007.03 The Clackamas County Roadway Standards require that driveway intersections with County roads provide minimum intersection sight distance based on the travel speed of the roadway. S Strowbridge Road does not have a posted speed limit and is subject to the "Basic Rule" speed of 55 miles per hour. However, based on the distance from the intersection with Springwater Road to the north, and the horizontal curve to the south, County Staff previously estimated a travel speed of 35 MPH for the section of S Strowbridge Road where access will be taken for the proposed partition. In addition, based on existing vehicle counts in the vicinity, the road qualifies as a very low volume local road with 400 or fewer vehicles per day.

For a speed of 35 MPH, a minimum of 205 feet of sight distance will be required for the driveways serving each parcel. There are locations along the sight frontage of each parcel that can meet sight distance standards. Verification of adequate sight distance will occur driveway entrance permits at the time of building permits for new homes on the proposed parcels.



Instructions for PRELIMINARY STATEMENTS OF FEASIBILITY

Instructions to Applicant:

The attached *Preliminary Statement of Feasibility* form is to be completed by the applicable sanitary sewer service provider, surface water management authority, and water service provider. Where there is no surface water management service district for the subject property, this form is to be provided to the Clackamas County Department of Transportation and Development, Transportation Engineering Division. *Preliminary Statements of Feasibility* are not required for onsite wastewater treatment facilities (e.g., septic tanks) or water service by private well.

Completed *Preliminary Statement of Feasibility* forms must be submitted with a land use application for design review, a partition, a subdivision, conditional use permit, or zone change.

It is the responsibility of the applicant for a land use application to provide a copy of this form to each service provider for the subject property. A service provider may require the submission of detailed plans and/or engineering data prior to determining whether a *Preliminary Statement of Feasibility* will be issued. Contact the service providers for details.

The forms must be dated no more than one year prior to submittal of a complete land use application.

Instructions to Reviewing Service Provider or Surface Water Management Authority:

A development is proposed within your service area. Please complete the attached *Preliminary Statement of Feasibility* to indicate whether adequate service can be provided to this development.

If adequate service can be provided only with the implementation of certain conditions of approval, you may attach such conditions to the completed form. Completion of the *Preliminary Statement of Feasibility* does not imply that additional requirements (e.g., plan submittals) may not be imposed by your agency once a land use application for the prospective development is filed.

Clackamas County Planning & Zoning will continue to provide notice to you of land use applications for property within your service area. This will allow you to determine whether the submitted development proposal differs from the plans reviewed by your agency in conjunction with the completion of this statement. This will also allow you to provide additional comments as necessary.


Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?
翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



PRELIMINARY STATEMENT OF FEASIBILITY

TO BE COMPLETED BY APPLICANT		
Applicant name:	Applicant email:	Applicant phone:
Project engineer:	Project engineer email:	Project engineer phone:
Site address:		
Map and tax lot #:		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		

TO BE COMPLETED BY SERVICE PROVIDER / SURFACE WATER MANAGEMENT AUTHORITY	
Name of service provider / surface water management authority:	Name and title of authorized representative:
Representative email:	Representative phone:
Check all that apply:	
<p>Water Service</p> <p><input type="checkbox"/> Water service, <i>including fire flows</i>, is available in levels appropriate for the development and adequate water system capacity is available in source, supply, treatment, transmission, storage, and distribution, or such levels and capacity can be made available through improvements completed by the developer or the system owner.</p> <p><input type="checkbox"/> Water service is adequate <i>with the exception of fire flows</i>. The applicant shall provide a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or sprinkler system, is acceptable.</p> <p><input type="checkbox"/> Adequate water service <i>cannot</i> be provided.</p> <p>Sanitary Sewer Service</p> <p><input type="checkbox"/> Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.</p> <p><input type="checkbox"/> Adequate sanitary sewer service <i>cannot</i> be provided.</p> <p>Surface Water Management, Treatment, and Conveyance</p> <p><input type="checkbox"/> Adequate surface water management, treatment, and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.</p> <p><input type="checkbox"/> Adequate surface water management, treatment, and conveyance <i>cannot</i> be provided.</p>	
Is this statement issued subject to any conditions of approval?	
<input type="checkbox"/> YES, and those conditions are attached. <input type="checkbox"/> NO	
Signature of authorized representative:	Date of signature:
	4/24/2024



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

June 3, 2024

Steve Humphreys
shumphreys@coffmanteam.com

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY
This is not a septic construction permit.

Site: Township 3S Range 3E Section 04 Tax Lot 00301
0 NO SITUS – Proposed lot 1 of 3

Application Number: SE010324

Results: Approved

To whom it may concern:

Onsite Wastewater Systems program staff have completed an evaluation at the property referenced above. The site that was prepared for this evaluation was found suitable for an Onsite Wastewater treatment system. A detailed report of this investigation is enclosed. Current minimum design standards for a 4 bedroom single family residence are also included. This office can provide updated standards (fees may apply) for alternative developments or updated minimum standards as required by rule.

If you have any questions, feel free to contact me at 503-502-8163.

Sincerely,

Robert Goodwin, REHS
Soil Scientist

Enclosures:
General Site Evaluation Information
Field Sheet
Construction Detail Sheet
Minimum Setback Requirements

CC: [phone: 503-742-4740](tel:503-742-4740) [email: septicinfo@clackamas.us](mailto:septicinfo@clackamas.us) www.clackamas.us/septic

General Site Evaluation Information

Please note that this approval is site specific to the area tested and does not address the feasibility of locating the system elsewhere on the property. The enclosed diagram indicates the limited area that appears suitable for this type of system. Please refer to the enclosed diagram for specifics concerning the dimensions and/or special conditions of the approved site.

Site evaluation report review. An applicant may request the Oregon Department of Environmental Quality to review a site evaluation report issued by an agent. The application for review must be submitted to the department in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140(2). The department will review and approve or disapprove the site evaluation report.

This approval will remain valid until the system is installed and approved. Technical rule changes which take place after the date of this letter will not invalidate this approval, except that construction standards may be changed to meet codes applicable at the time of permit issuance. However, if conditions on this or adjacent properties are changed in any manner which would prohibit issuance of a permit because of a conflict with the applicable State rules, this approval will then be considered null and void. **Modifications to the approval area including logging, filling, cutting, or grading may render this approval invalid.** Check with this Department before conducting any of this work in the approval area.

The approval of this property and the conditions set forth in this letter in no way waives requirements as may be set by the zoning of the area. A permit to construct a system on this property will be subject to the review and approval of the County Planning Department. This Approval in no way waives any requirements set forth by other government agencies.

Minimum design requirements for an onsite wastewater treatment system

Work in the vicinity of the absorption area shall begin when unsaturated soils conditions are found to a depth of at least six inches below the bottom of the absorption facility

Tank:

- The septic tank will have a minimum liquid capacity of 1,000 gallons, and shall be equipped with ONE watertight riser(s) to the surface. (SEE NOTE 2)
 - An effluent pump may be required for this system

Drainfield:

A capping fill absorption trench is one option for this site. Please reference enclosed site map and OAR 340-071-0265 for comprehensive construction details. (SEE NOTE 1)

Conditions:

- Keep traffic, such as vehicles, heavy equipment, or livestock off the drainfield and replacement area.
- No part of the system can be installed within any utilities, right of way, or access easement.
- A full replacement area meeting the minimum specifications herein is required.
- This approval is based upon the proposed lot lines as shown by the applicant, future reconfiguration of the lot lines may require additional site evaluation applications.

NOTE 1: SOME ALTERNATIVE DRAIN MEDIA PRODUCTS ALLOW FOR DIFFERENT CONSTRUCTION STANDARDS. CONSULT INSTALLERS GUIDE OR THIS OFFICE WITH QUESTIONS

NOTE 2: SOME SYSTEMS MAY REQUIRE A DIFFERENT TANK SIZE THAN INDICATED CONSULT INSTALLERS GUIDE OR THIS OFFICE WITH QUESTIONS

TABLE 1
OAR 340-071-0220
MINIMUM SEPARATION DISTANCES

Items Requiring Setback	From Subsurface Absorption Area Including Replacement Area	From Septic Tank and Other Treatment Units, Effluent Sewer and Distribution Units
1. Groundwater Supplies and Wells.	*100'	50'
2. Springs: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	50' 100'	50' 50'
**3. Surface Public Waters: <ul style="list-style-type: none"> • Year round. • Seasonal. 	100' 50'	50' 50'
4. Intermittent Streams: <ul style="list-style-type: none"> • Piped (watertight not less than 20' from any part of the onsite system). • Unpiped. 	20' 50'	20' 50'
5. Groundwater Interceptors: <ul style="list-style-type: none"> • On a slope of 3% or less. • On a slope greater than 3%: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	20' 10' 50'	10' 5' 10'
6. Irrigation Canals: <ul style="list-style-type: none"> • Lined (watertight canal). • Unlined: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	25' 25' 50'	25' 25' 50'
7. Manmade Cuts Down Gradient in Excess of 30 Inches (top of downslope cut): <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth Within 48 Inches of Surface. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	25' 10'
8. Downgradient Escarpments: <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	10' 10'
9. Property Lines.	10'	5'
10. Water Lines.	10'	10'
11. Foundation Lines of any Building, Including Garages and Out Buildings.	10'	5'
12. Underground Utilities.	10'	—

* 50-foot setback for wells constructed with special standards granted by WRD.

**This does not prevent stream crossings of pressure effluent sewers.

FIELD SHEET
SEPTIC AND ONSITE WASTEWATER SYSTEMS

Owner Young

SEQ 10324

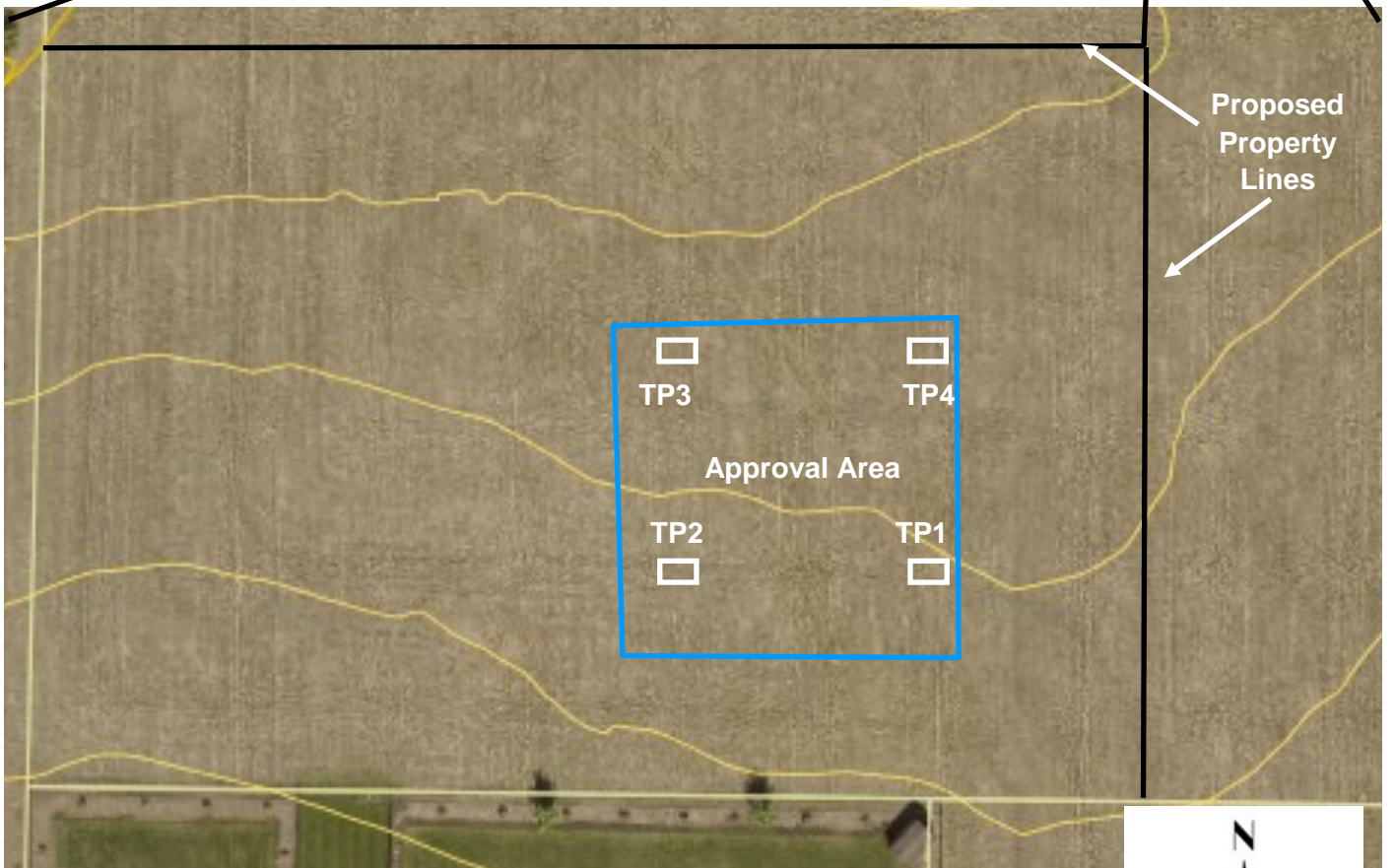
Township 3S Range 3E Section 04 Tax Lot 00301

Acreage 8.52

Soil Scientist Robert Goodwin, REHS

Weather 60s cloudy

Date 5/28/24



1" 60'

MEASUREMENTS ARE APPROXIMATE

Approved for Capping fill Denied due to _____

Proposed Facility 4 BDRM SFR Septic/Dosing/Holding Tank Capacity 1000 gallons

Leach lines per 150gpd 150 lineal feet Total required 450 LF Drain field Distribution Serial

Burial Depth 14 Max 12 Min Groundwater Interceptor _____ Depth _____ Gravel Water Supply Private Well

Comments: Bornstedt Series. Proposed lot 1 of 3 - 2 acres.

4' tall grass at time of evaluation. Test pits are 75' apart

Test Pit 1

Slope: 3-4% N

N: 45.347188

W: -122.439727

Dept	Texture	Color	Redox/Conc	Consistency (Moist)	Structure	Roots	H2O, ESD, Conditions associated with saturation, etc.
0-11	SiL	10YR 3/2	None	Fr	1-FSBK	2-vf	
11-20	SiCL/SiC	7.5YR 4/4	None	Fr	2-MSBK	1-vf	
20-33	SiCL	7.5YR 4/3	3,m,p 10YR 2/1 MnF 2,c,d 7.5YR 5/6 F3M 2,c,f 7.5YR 4/2 F2M	Fi	2-MSBK	1-vf	CAS
33-44	SiCL	10R 5/2	2,c,p 7.5YR 5/6 F3M, RMX	Fi	2-MSBK	None	
44-55	Basalt saprolite	Variegated		Vfi	MA	None	ESD

Test Pit 2 Slope: 3-4% N

N: 45.347179

W: -122.439932

0-10	SiL	10YR 3/2	None	Fr	1-FSBK	2-vf	
10-22	SiL	7.5YR 4/4	None	Fr	2-MSBK	1-vf	
22-41	SiCL	7.5YR 4/3	3,m,p 10YR 2/1 MnF 2,c,d 7.5YR 5/6 F3M 2,c,f 7.5YR 4/2 F2M	Fi	2-MSBK	None	CAS
41-52	Basalt saprolite	Variegated		Vfi	MA	None	ESD

Test Pit 3 Slope: 3-4% N

N: 45.347392

W: -122.439935

0-12	SiL	10YR 3/2	None	Fr	1-FSBK	2-vf	
12-17	SiL	7.5YR 4/4	None	Fr	2-MSBK	1-vf	
17-34	SiCL	7.5YR 4/3		Fi	2-MSBK	None	CAS
34-41	SiCL	Variegated	3,m,p 10YR 2/1 MnF 2,c,d 7.5YR 5/6 F3M 2,c,f 7.5YR 4/2 F2M	VFi	MA	None	
41-54	Basalt saprolite	Variegated		Vfi	MA	None	ESD

Test Pit 4 Slope: 3-4% N

N: 45.347400

W: -122.439708

							Similar to pits 1-2, CAS @22", ESD 44"+

Test Pit 5 Slope:

N:

W:

Test Pit 6 Slope:

N:

W:



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

June 3, 2024

Steve Humphreys
shumphreys@coffmanteam.com

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY
This is not a septic construction permit.

Site: Township 3S Range 3E Section 04 Tax Lot 00301
0 NO SITUS – Proposed lot 2 of 3

Application Number: SE010624

Results: Approved

To whom it may concern:

Onsite Wastewater Systems program staff have completed an evaluation at the property referenced above. The site that was prepared for this evaluation was found suitable for an Onsite Wastewater treatment system. A detailed report of this investigation is enclosed. Current minimum design standards for a 4 bedroom single family residence are also included. This office can provide updated standards (fees may apply) for alternative developments or updated minimum standards as required by rule.

If you have any questions, feel free to contact me at 503-502-8163.

Sincerely,

Robert Goodwin, REHS
Soil Scientist

Enclosures:
General Site Evaluation Information
Field Sheet
Construction Detail Sheet
Minimum Setback Requirements

CC: [phone: 503-742-4740](tel:503-742-4740) [email: septicinfo@clackamas.us](mailto:septicinfo@clackamas.us) www.clackamas.us/septic

General Site Evaluation Information

Please note that this approval is site specific to the area tested and does not address the feasibility of locating the system elsewhere on the property. The enclosed diagram indicates the limited area that appears suitable for this type of system. Please refer to the enclosed diagram for specifics concerning the dimensions and/or special conditions of the approved site.

Site evaluation report review. An applicant may request the Oregon Department of Environmental Quality to review a site evaluation report issued by an agent. The application for review must be submitted to the department in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140(2). The department will review and approve or disapprove the site evaluation report.

This approval will remain valid until the system is installed and approved. Technical rule changes which take place after the date of this letter will not invalidate this approval, except that construction standards may be changed to meet codes applicable at the time of permit issuance. However, if conditions on this or adjacent properties are changed in any manner which would prohibit issuance of a permit because of a conflict with the applicable State rules, this approval will then be considered null and void. **Modifications to the approval area including logging, filling, cutting, or grading may render this approval invalid.** Check with this Department before conducting any of this work in the approval area.

The approval of this property and the conditions set forth in this letter in no way waives requirements as may be set by the zoning of the area. A permit to construct a system on this property will be subject to the review and approval of the County Planning Department. This Approval in no way waives any requirements set forth by other government agencies.

Minimum design requirements for an onsite wastewater treatment system

Work in the vicinity of the absorption area shall begin when unsaturated soils conditions are found to a depth of at least six inches below the bottom of the absorption facility

Tank:

- The septic tank will have a minimum liquid capacity of 1,000 gallons, and shall be equipped with ONE watertight riser(s) to the surface. (SEE NOTE 2)
 - An effluent pump may be required for this system

Drainfield:

A standard absorption trench is one option for this site. Please reference enclosed site map and OAR 340-071-0290 for comprehensive construction details. (SEE NOTE 1)

Conditions:

- Keep traffic, such as vehicles, heavy equipment, or livestock off the drainfield and replacement area.
- No part of the system can be installed within any utilities, right of way, or access easement.
- A full replacement area meeting the minimum specifications herein is required.
- This approval is based upon the proposed lot lines as shown by the applicant, future reconfiguration of the lot lines may require additional site evaluation applications.

NOTE 1: SOME ALTERNATIVE DRAIN MEDIA PRODUCTS ALLOW FOR DIFFERENT CONSTRUCTION STANDARDS. CONSULT INSTALLERS GUIDE OR THIS OFFICE WITH QUESTIONS

NOTE 2: SOME SYSTEMS MAY REQUIRE A DIFFERENT TANK SIZE THAN INDICATED CONSULT INSTALLERS GUIDE OR THIS OFFICE WITH QUESTIONS

TABLE 1
OAR 340-071-0220
MINIMUM SEPARATION DISTANCES

Items Requiring Setback	From Subsurface Absorption Area Including Replacement Area	From Septic Tank and Other Treatment Units, Effluent Sewer and Distribution Units
1. Groundwater Supplies and Wells.	*100'	50'
2. Springs: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	50' 100'	50' 50'
**3. Surface Public Waters: <ul style="list-style-type: none"> • Year round. • Seasonal. 	100' 50'	50' 50'
4. Intermittent Streams: <ul style="list-style-type: none"> • Piped (watertight not less than 20' from any part of the onsite system). • Unpiped. 	20' 50'	20' 50'
5. Groundwater Interceptors: <ul style="list-style-type: none"> • On a slope of 3% or less. • On a slope greater than 3%: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	20' 10' 50'	10' 5' 10'
6. Irrigation Canals: <ul style="list-style-type: none"> • Lined (watertight canal). • Unlined: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	25' 25' 50'	25' 25' 50'
7. Manmade Cuts Down Gradient in Excess of 30 Inches (top of downslope cut): <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth Within 48 Inches of Surface. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	25' 10'
8. Downgradient Escarpments: <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	10' 10'
9. Property Lines.	10'	5'
10. Water Lines.	10'	10'
11. Foundation Lines of any Building, Including Garages and Out Buildings.	10'	5'
12. Underground Utilities.	10'	—
* 50-foot setback for wells constructed with special standards granted by WRD.		
**This does not prevent stream crossings of pressure effluent sewers.		

FIELD SHEET

SEPTIC AND ONSITE WASTEWATER SYSTEMS

Owner Young

SEQ 10624

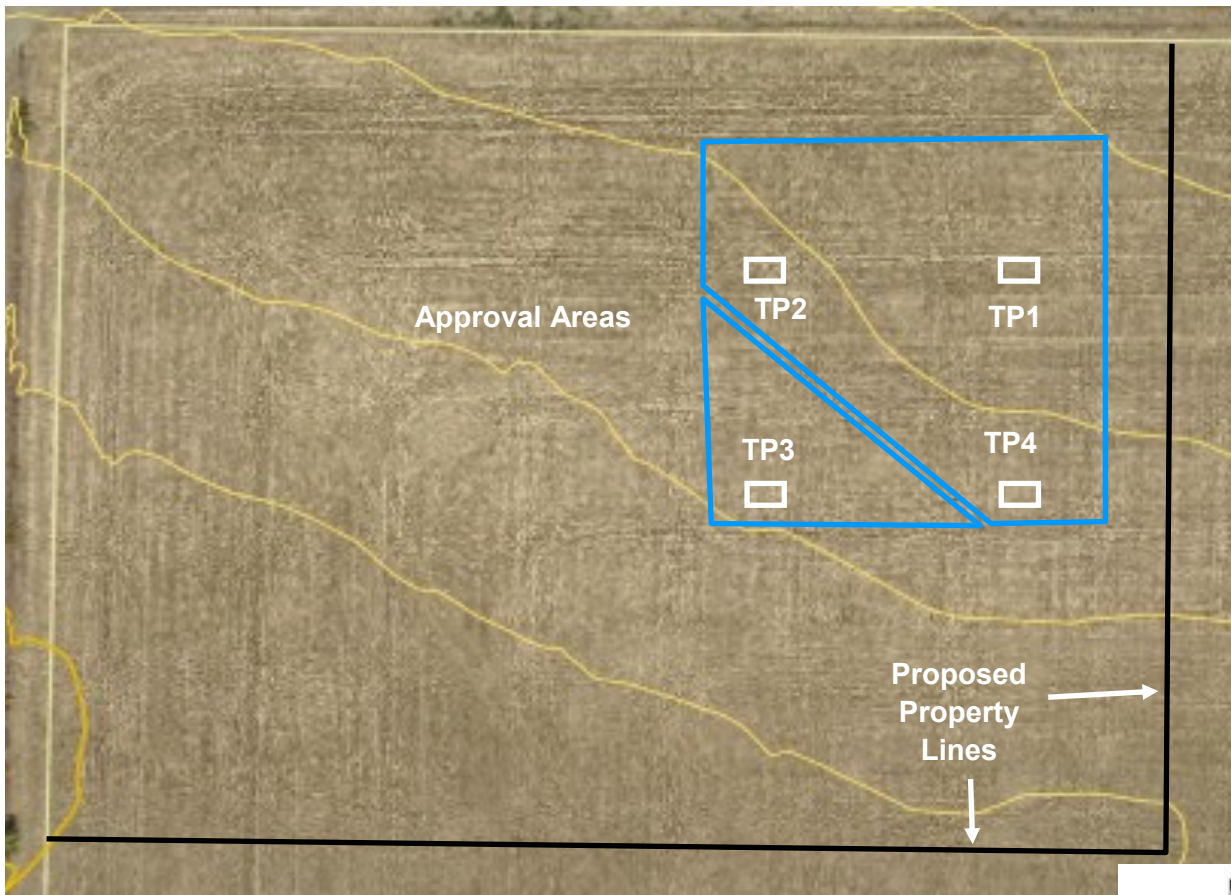
Township 3S Range 3E Section 04 Tax Lot 00301

Acreage 8.52

Soil Scientist Robert Goodwin, REHS

Weather 60s cloudy

Date 5/28/24



1" 60'

MEASUREMENTS ARE APPROXIMATE

Approved for Standard (pits 1-2, 4 only) Denied due to _____

Proposed Facility 4 BDRM SFR Septic/Dosing/Holding Tank Capacity 1000 gallons

Leach lines per 150gpd 150 lineal feet Total required 450 LF Drain field Distribution Serial

Burial Depth 24 Max 24 Min Groundwater Interceptor _____ Depth _____ Gravel Water Supply Private Well

Comments: Bornstedt Series. Proposed lot 2 of 3 - 2 acres.

4' tall grass at time of evaluation. Test pits are 75' apart

Pit 3 requires SF/ATT TS1 - 150 LF Capping fill or gravelless drainfield

Test Pit 1**Slope: 3-4% SW****N: 45.348175****W: -122.439727**

Dept	Texture	Color	Redox/Conc	Consistency (Moist)	Structure	Roots	H2O, ESD, Conditions associated with saturation, etc.
0-9	SiL	10YR 3/2	None	Fr	1-FSBK	2-vf	
9-15	SiL	7.5YR 4/4	None	Fr	2-MSBK	1-vf	
15-26	SiCL	7.5YR 4/6	None	Fi	2-MSBK	1-vf	
26-38	SiCL	7.5YR 4/3	3,m,p 10YR 2/1 MnF 2,c,d 7.5YR 5/6 F3M 2,c,f 7.5YR 4/2 F2M	Fi	2-MSBK	None	CAS
38-55	Basalt saprolite	Variegated		Vfi	MA	None	ESD

Test Pit 2**Slope: 3-4% SW****N: 45.348178****W: -122.439954**

0-9	SiL	10YR 3/2	None	Fr	1-FSBK	2-vf	
9-15	SiL	7.5YR 4/4	None	Fr	2-MSBK	1-vf	
15-26	SiCL	7.5YR 4/6	None	Fi	2-MSBK	1-vf	
26-38	SiCL	7.5YR 4/3	3,m,p 10YR 2/1 MnF 2,c,d 7.5YR 5/6 F3M 2,c,f 7.5YR 4/2 F2M	Fi	2-MSBK	None	CAS
35-55	Basalt saprolite	Variegated		Vfi	MA	None	ESD

Test Pit 3**Slope: 3-4% SW****N: 45.347977****W: -122.439923**

0-12	SiL	10YR 3/2	None	Fr	1-FSBK	2-vf	
12-17	SiL	7.5YR 4/4	None	Fr	2-MSBK	1-vf	
17-32	SiCL	7.5YR 4/3	3,m,p 10YR 2/1 MnF 2,c,d 7.5YR 5/6 F3M 2,c,f 7.5YR 4/2 F2M	Fi	2-MSBK	None	CAS
32-55	Basalt saprolite	Variegated		VFi	MA	None	ESD

Test Pit 4**Slope: 3-4% SSW****N: 45.347970****W: -122.439704**

							Similar to pits 1-2, CAS @29", ESD 35"

Test Pit 5**Slope:****N:****W:**

Test Pit 6**Slope:****N:****W:**



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

June 3, 2024

Steve Humphreys
shumphreys@coffmanteam.com

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY
This is not a septic construction permit.

Site: Township 3S Range 3E Section 04 Tax Lot 00301
0 NO SITUS – Proposed lot 3 of 3

Application Number: SE010724

Results: Approved

To whom it may concern:

Onsite Wastewater Systems program staff have completed an evaluation at the property referenced above. The site that was prepared for this evaluation was found suitable for an Onsite Wastewater treatment system. A detailed report of this investigation is enclosed. Current minimum design standards for a 4 bedroom single family residence are also included. This office can provide updated standards (fees may apply) for alternative developments or updated minimum standards as required by rule.

If you have any questions, feel free to contact me at 503-502-8163.

Sincerely,

Robert Goodwin, REHS
Soil Scientist

Enclosures:
General Site Evaluation Information
Field Sheet
Construction Detail Sheet
Minimum Setback Requirements

CC:

phone: 503-742-4740

email: septicinfo@clackamas.us

www.clackamas.us/septic

General Site Evaluation Information

Please note that this approval is site specific to the area tested and does not address the feasibility of locating the system elsewhere on the property. The enclosed diagram indicates the limited area that appears suitable for this type of system. Please refer to the enclosed diagram for specifics concerning the dimensions and/or special conditions of the approved site.

Site evaluation report review. An applicant may request the Oregon Department of Environmental Quality to review a site evaluation report issued by an agent. The application for review must be submitted to the department in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140(2). The department will review and approve or disapprove the site evaluation report.

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The approval of this property and the conditions set forth in this letter in no way waives requirements as may be set by the zoning of the area. A permit to construct a system on this property will be subject to the review and approval of the County Planning Department. This Approval in no way waives any requirements set forth by other government agencies.

Minimum design requirements for an onsite wastewater treatment system

Work in the vicinity of the absorption area shall begin when unsaturated soils conditions are found to a depth of at least six inches below the bottom of the absorption facility

Tank:

- The septic tank will have a minimum liquid capacity of 1,000 gallons, and shall be equipped with ONE watertight riser(s) to the surface. (SEE NOTE 2)
 - An effluent pump may be required for this system

Drainfield:

A capping fill absorption trench is one option for this site. Please reference enclosed site map and OAR 340-071-0265 for comprehensive construction details. (SEE NOTE 1)

Conditions:

- Keep traffic, such as vehicles, heavy equipment, or livestock off the drainfield and replacement area.
- No part of the system can be installed within any utilities, right of way, or access easement.
- A full replacement area meeting the minimum specifications herein is required.
- This approval is based upon the proposed lot lines as shown by the applicant, future reconfiguration of the lot lines may require additional site evaluation applications.

NOTE 1: SOME ALTERNATIVE DRAIN MEDIA PRODUCTS ALLOW FOR DIFFERENT CONSTRUCTION STANDARDS. CONSULT INSTALLERS GUIDE OR THIS OFFICE WITH QUESTIONS

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2. Springs: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	50' 100'	50' 50'
**3. Surface Public Waters: <ul style="list-style-type: none"> • Year round. • Seasonal. 	100' 50'	50' 50'
4. Intermittent Streams: <ul style="list-style-type: none"> • Piped (watertight not less than 20' from any part of the onsite system). • Unpiped. 	20' 50'	20' 50'
5. Groundwater Interceptors: <ul style="list-style-type: none"> • On a slope of 3% or less. • On a slope greater than 3%: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	20' 10' 50'	10' 5' 10'
6. Irrigation Canals: <ul style="list-style-type: none"> • Lined (watertight canal). • Unlined: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	25' 25' 50'	25' 25' 50'
7. Manmade Cuts Down Gradient in Excess of 30 Inches (top of downslope cut): <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth Within 48 Inches of Surface. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	25' 10'
8. Downgradient Escarpments: <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	10' 10'
9. Property Lines.	10'	5'
10. Water Lines.	10'	10'
11. Foundation Lines of any Building, Including Garages and Out Buildings.	10'	5'
12. Underground Utilities.	10'	—

* 50-foot setback for wells constructed with special standards granted by WRD.

**This does not prevent stream crossings of pressure effluent sewers.

Owner Young

SEQ 10724

Township 3S Range 3E Section 04 Tax Lot 00301

Acreage 8.52

Soil Scientist Robert Goodwin, REHS

Weather 60s cloudy

Date 5/28/24



Approved for Capping fill Denied due to _____

Proposed Facility 4 BDRM SFR Septic/Dosing/Holding Tank Capacity 1000 gallons

Leach lines per 150gpd 150 lineal feet Total required 450 LF Drain field Distribution Serial

Burial Depth 16 Max 12 Min Groundwater Interceptor _____ Depth _____ Gravel Water Supply Private Well

Comments: Bornstedt Series. Proposed lot 3 of 3 - 3.77 acres.

4' tall grass at time of evaluation. Test pits are 75' apart

Test Pit 1

Slope: 6-8% SW

N: 45.348172

W: -122.438458

Dept	Texture	Color	Redox/Conc	Consistency (Moist)	Structure	Roots	H2O, ESD, Conditions associated with saturation, etc.
0-11	SiL	10YR 3/2	None	Fr	1-FSBK	2-vf	
11-24	SiCL/SiC	7.5YR 4/4	None	Fr	2-MSBK	1-vf	
24-40	SiCL	7.5YR 4/3	3,m,p 10YR 2/1 MnF 2,c,d 7.5YR 5/6 F3M 2,c,f 7.5YR 4/2 F2M	Fi	2-MSBK	1-vf	CAS
40-55	Basalt saprolite	Variegated		Vfi	MA	None	ESD

Test Pit 2 Slope: 6-8% SW N: 45.348164 W: -122.438630

0-10	SiL	10YR 3/2	None	Fr	1-FSBK	2-vf	
10-22	SiL	7.5YR 4/4	None	Fr	2-MSBK	1-vf	
22-32	SiCL	7.5YR 4/6	None	Fi	2-MSBK	None	
32-55	Basalt saprolite	Variegated		Vfi	MA	None	ESD

Test Pit 3 Slope: 6-8% SW N: 45.347963 W: -122.438644

0-17	SiL	10YR 3/2	None	Fr	1-FSBK	2-vf	
17-30	SiCL	7.5YR 4/3	None	Fr	2-MSBK	2-vf	
30-40	Basalt saprolite	Variegated	3,c,p 10YR 2/1 MnF films	Fi	Rock structure	1-vf	5YR 4/6 clay films
40-50	Basalt Saprolite	Variegated	None	VFi	MA	None	ESD

Test Pit 4 Slope: 6-8% SW N: 45.347960 W: -122.438420

							Similar to pit 1, CAS @22", ESD 34"

Test Pit 5 Slope: N: W:

Test Pit 6 Slope: N: W:



OREGON DEPARTMENT OF LAND CONSERVATION AND
DEVELOPMENT

ORS 195.300 to ORS 195.336 (MEASURE 49) SUPPLEMENTAL REVIEW
OF MEASURE 37 CLAIM
Final Order and Home Site Authorization

STATE ELECTION NUMBER:

E129559E¹

CLAIMANTS:

Edward Seagraves
16268 S. Babler Road
Oregon City, OR 97045

Kathleen Seagraves Higdon
3610 NW Oleander
Corvallis, OR 97330

Sara Jane Pursley
P.O. Box 1297
Castle Rock, WA 98611

**MEASURE 37 PROPERTY
IDENTIFICATION:**

Township 3S, Range 3E, Section 4
Tax lot 301
Clackamas County

**AGENT/
PRIMARY CONTACT INFORMATION:**

Kristen S. David
Bowerman & David, P.C.
P.O. Box 100
Oregon City, OR 97045

The claimants, Edward Seagraves, Kathleen Seagraves Higdon and Sara Jane Pursley, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on June 22, 2006, for property located near Damascus, in Clackamas County. ORS 195.300 to ORS 195.336 (Measure 49) entitles claimants who filed Measure 37 claims to elect supplemental review of their claims. The

¹ The election materials submitted for E129559 include five separate claims identified by the claimants as E129559A through E129559E. However, those claims include multiple tax lots or parcels that are not in the same ownership or are not contiguous and therefore, the department further split these claims. As determined by the department, the election for E129559 actually includes eleven separate claims identified as E129559A through E129559K. The department divided and renumbered the claim the claimants identified as Claim E129559B into two claims, E129559D and E129559E, because the claim includes multiple tax lots or parcels that are not in the same ownership. E129559D refers to tax lot 300 and claimant Edward Seagraves. E129559E refers to tax lot 301 and claimants Edward Seagraves, Kathy Seagraves Higdon and Sara Jane Pursley.

claimants have elected supplemental review of their Measure 37 claim under Section 6 of Measure 49, which allows the Department of Land Conservation and Development (the department) to authorize up to three home site approvals to qualified claimants.

This Final Order and Home Site Authorization is the conclusion of the supplemental review of this claim.

I. ANALYSIS OF CLAIM

A. Maximum Number of Home Sites for Which the Claimants May Qualify

Under Section 6 of Measure 49, the number of home site approvals authorized by the department cannot exceed the lesser of the following: three; the number stated by the claimants in the election materials; or the number described in a Measure 37 waiver issued by the state, or if no waiver was issued, the number of home sites described in the Measure 37 claim filed with the state. The claimants have requested three home site approvals in the election material. The Measure 37 waiver issued for this claim describes more than three home sites. Therefore, the claimants may qualify for a maximum of three home site approvals under Section 6 of Measure 49.

B. Qualification Requirements

To qualify for a home site approval under Section 6 of Measure 49, the claimants must meet each of the following requirements:

1. Timeliness of Claim

A claimant must have filed a Measure 37 claim for the property with either the state or the county in which the property is located on or before June 28, 2007, and must have filed a Measure 37 claim with both the state and the county before Measure 49 became effective on December 6, 2007. If the state Measure 37 claim was filed after December 4, 2006, the claim must also have been filed in compliance with the provisions of OAR 660-041-0020 then in effect.

Findings of Fact and Conclusions

The claimants, Edward Seagraves, Kathleen Seagraves Higdon and Sara Jane Pursley, filed a Measure 37 claim, M129559, with the state on June 22, 2006. The claimants filed a Measure 37 claim, ZC-111-06, with Clackamas County on June 22, 2006. The state claim was filed prior to December 4, 2006.

The claimants timely filed a Measure 37 claim with both the state and Clackamas County.

2. The Claimant Is an Owner of the Property

Measure 49 defines "Owner" as: "(a) The owner of fee title to the property as shown in the deed records of the county where the property is located; (b) The purchaser under a land sale contract, if there is a recorded land sale contract in force for the property; or (c) If the property is owned by the trustee of a revocable trust, the settlor of a revocable trust, except that when the trust becomes irrevocable only the trustee is the owner."

Findings of Fact and Conclusions:

According to the deed submitted by the claimants, Edward Seagraves, Kathleen Seagraves Higdon and Sara Jane Pursley are owners of fee title to the property as shown in the Clackamas County deed records and, therefore, are owners of the property under Measure 49.

Clackamas County has confirmed that the claimants are the current owners of the property.

3. All Owners of the Property Have Consented in Writing to the Claim

All owners of the property must consent to the claim in writing.

Findings of Fact and Conclusions:

All owners of the property have consented to the claim in writing.

4. The Property Is Located Entirely Outside Any Urban Growth Boundary and Entirely Outside the Boundaries of Any City

The Measure 37 claim property must be located entirely outside any urban growth boundary and entirely outside the boundaries of any city.

Findings of Fact and Conclusions:

The Measure 37 claim property is located in Clackamas County, outside the urban growth boundary and outside the city limits of the nearest city, Damascus.

5. One or More Land Use Regulations Prohibit Establishing the Lot, Parcel or Dwelling

One or more land use regulations must prohibit establishing the requested lot, parcel or dwelling.

Findings of Fact and Conclusions:

The property is currently zoned Exclusive Farm Use (EFU) by Clackamas County, in accordance with ORS chapter 215 and OAR 660, division 33, because the property is "agricultural land" as defined by Goal 3. Goal 3 requires agricultural land to be zoned exclusive farm use. Applicable provisions of ORS chapter 215 and OAR 660, division 33, enacted or adopted pursuant to

Goal 3, generally prohibit the establishment of a lot or parcel less than 80 acres in size in an EFU zone and regulate the establishment of dwellings on new or existing lots or parcels.

The claimants' property consists of 8.52 acres. Therefore, state land use regulations prohibit the claimants from establishing on the Measure 37 claim property the three home sites the claimants may qualify for under Section 6 of Measure 49.

6. The Establishment of the Lot, Parcel or Dwelling Is Not Prohibited by a Land Use Regulation Described in ORS 195.305(3)

ORS 195.305(3) exempts from claims under Measure 49 land use regulations:

- (a) Restricting or prohibiting activities commonly and historically recognized as public nuisances under common law;
- (b) Restricting or prohibiting activities for the protection of public health and safety;
- (c) To the extent the land use regulation is required to comply with federal law; or
- (d) Restricting or prohibiting the use of a property for the purpose of selling pornography or performing nude dancing.

Findings of Fact and Conclusions

Based on the documentation submitted by the claimants, it does not appear that the establishment of the three home sites for which the claimants may qualify on the property is prohibited by land use regulations described in ORS 195.305(3).

7. On the Claimant's Acquisition Date, the Claimant Lawfully Was Permitted to Establish at Least the Number of Lots, Parcels or Dwellings on the Property That Are Authorized Under Section 6 of Measure 49

A claimant's acquisition date is "the date the claimant became the owner of the property as shown in the deed records of the county in which the property is located. If there is more than one claimant for the same property under the same claim and the claimants have different acquisition dates, the acquisition date is the earliest of those dates."

Findings of Fact and Conclusions

Clackamas County deed records indicate that claimants Kathy Seagraves Higdon and Sara Jane Pursley each acquired an interest in the property on January 3, 1989.

Claimant Edward Seagraves is the surviving spouse of Merridy E. Seagraves, and acquired the property from Merridy on January 3, 1989. According to the Clackamas County deed records, Merridy Seagraves acquired the property on April 27, 1966. The claimant included a marriage certificate indicating he married Merridy on August 22, 1950. Under Section 21(2) of Measure 49, if the claimant is the surviving spouse of a person who was an owner of the Measure 37 claim property, the claimant's acquisition date is the later of the date the claimant was married to

the deceased spouse or the date the spouse acquired the property. Therefore, claimant Edward Seagraves' acquisition date is April 27, 1966. For purposes of Measure 49, the claimants' acquisition date is April 27, 1966.

On April 27, 1966, the Measure 37 claim property was not subject to any local or state laws that would have prohibited the claimants from establishing at least three lots or parcels and at least three dwellings. Therefore, the claimants lawfully could have established the three home sites the claimants qualify for under Section 6 of Measure 49.

II. COMMENTS ON THE PRELIMINARY EVALUATION

The department issued its Preliminary Evaluation for this claim on December 8, 2009. Pursuant to OAR 660-041-0090, the department provided written notice to the owners of surrounding properties. No written comments were received in response to the 28-day notice.

III. CONCLUSION

Based on the analysis above, the claimants qualify for up to three home sites. However, the number of lots, parcels or dwellings that a claimant may establish pursuant to a home site authorization is reduced by the number of lots, parcels or dwellings currently in existence on the Measure 37 claim property and any contiguous property under the same ownership according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49.

Based on the documentation provided by the claimants and information from Clackamas County, the Measure 37 claim property includes one lot or parcel and no dwellings. There is no contiguous property under the same ownership. Therefore, the three home site approvals the claimants qualify for under Section 6 of Measure 49 will authorize the claimants to establish up to two additional lots or parcels and three dwellings on the Measure 37 claim property

IV. HOME SITE AUTHORIZATION

Based on the analysis set forth above, this claim is approved, and the claimants qualify for three home site approvals. As explained in section III above, after taking into account the number of existing lots, parcels or dwellings, the claimants are authorized for up to two additional lots or parcels and three dwellings on the property on which the claimants are eligible for Measure 49 relief, subject to the following terms:

1. Each dwelling must be on a separate lot or parcel, and must be contained within the property on which the claimants are eligible for Measure 49 relief. The establishment of a land division or dwelling based on this home site authorization must comply with all applicable standards governing the siting or development of the land division or dwelling. However, those standards must not be applied in a manner that prohibits the establishment of the land division or dwelling, unless the standards are reasonably necessary to avoid or abate a nuisance, to protect public health or safety, or to carry out federal law.

2. This home site authorization will not authorize the establishment of a land division or dwelling in violation of a land use regulation described in ORS 195.305(3) or in violation of any other law that is not a land use regulation as defined by ORS 195.300(14).
3. A claimant is not eligible for more than 20 home site approvals under Sections 5 to 11 of Measure 49 regardless of how many properties a claimant owns or how many claims a claimant filed. If the claimants have developed the limit of twenty home sites under Measure 49, the claimants are no longer eligible for the home site approvals that are the subject of this order.
4. The number of lots, parcels or dwellings a claimant may establish under this home site authorization is reduced by the number of lots, parcels and dwellings currently in existence on the Measure 37 claim property and contiguous property in the same ownership, regardless of whether evidence of their existence has been provided to the department. If, based on the information available to the department, the department has calculated the number of currently existing lots, parcels or dwellings to be either greater than or less than the number of lots, parcels or dwellings actually in existence on the Measure 37 claim property or contiguous property under the same ownership, then the number of additional lots, parcels or dwellings a claimant may establish pursuant to this home site authorization must be adjusted according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49. Statements in this final order regarding the number of lots, parcels or dwellings currently existing on the Measure 37 claim property and contiguous property are not a determination on the current legal status of those lots, parcels or dwellings.
5. Temporary dwellings are not considered in determining the number of existing dwellings currently on the property. The claimants may choose to convert any temporary dwelling currently located on the property on which the claimants are eligible for Measure 49 relief to an authorized home site pursuant to a home site approval. Otherwise, any temporary dwelling is subject to the terms of the local permit requirements under which it was approved, and is subject to removal at the end of the term for which it is allowed.
6. A home site approval only authorizes the establishment of a new lot, parcel or dwelling on the property on which the claimants are eligible for Measure 49 relief. No additional development is authorized on contiguous property for which no Measure 37 claim was filed or on Measure 37 claim property on which the claimants are not eligible for Measure 49 relief. A lot or parcel established pursuant to a home site approval must either be the site of a dwelling that is currently in existence or be the site of a dwelling that may be established pursuant to the home site approval.
7. The claimants may use a home site approval to convert a lot, parcel or dwelling currently located on the property on which the claimants are eligible for Measure 49 relief to an authorized home site. If the number of lots, parcels or dwellings existing on the property on which the claimants are eligible for Measure 49 relief exceeds the number of home site approvals the claimants qualify for under a home site authorization, the claimants may select which existing lots, parcels or dwellings to convert to authorized home sites; or may

reconfigure existing lots, parcels or dwellings so that the number is equivalent to the number of home site approvals.

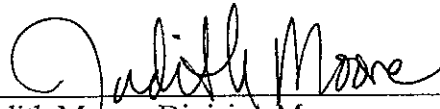
8. The claimants may not implement the relief described in this Measure 49 home site authorization if a claimant has been determined to have a common law vested right to a use described in a Measure 37 waiver for the property. Therefore, if a claimant has been determined in a final judgment or final order that is not subject to further appeal to have a common law vested right as described in Section 5(3) of Measure 49 to any use on the Measure 37 claim property, then this Measure 49 Home Site Authorization is void. However, so long as no claimant has been determined in such a final judgment or final order to have a common law vested right to a use described in a Measure 37 waiver for the property, a use that has been completed on the property pursuant to a Measure 37 waiver may be converted to an authorized home site.
9. A home site approval does not authorize the establishment of a new dwelling on a lot or parcel that already contains one or more dwellings. The claimants may be required to alter the configuration of the lots or parcels currently in existence on the Measure 37 claim property and contiguous property so that each additional dwelling established on the property on which the claimants are eligible for Measure 49 relief, pursuant to this home site authorization, is sited on a separate lot or parcel.
10. Because the property is located in an exclusive farm use zone, home site authorization does not authorize new lots or parcels that exceed five acres. However, existing or remnant lots or parcels may exceed five acres. Before beginning construction, the owner must comply with the requirements of ORS 215.293. Further, the home site authorization will not authorize new lots or parcels that exceed two acres if the new lots or parcels are located on high-value farmland, on high-value forestland or on land within a ground water restricted area. However, existing or remnant lots or parcels may exceed two acres.
11. Because the property is located in an exclusive farm use zone, Measure 49 requires new home sites to be clustered so as to maximize suitability of the remnant lot or parcel for farm or forest use. Further, if an owner of the property is authorized by other home site authorizations to subdivide, partition, or establish dwellings on other Measure 37 claim properties, Measure 49 authorizes the owner to cluster some or all of the authorized lots, parcels or dwellings that would otherwise be located on land in an exclusive farm use zone, a forest zone or a mixed farm and forest zone on a single Measure 37 claim property that is zoned residential use or is located in an exclusive farm use zone, a forest zone or a mixed farm and forest zone but is less suitable for farm or forest use than the other Measure 37 claim properties.
12. If the claimants transferred ownership interest in the Measure 37 claim property prior to the date of this order, this order is rendered invalid and authorizes no home site approvals. Provided this order is valid when issued, a home site approval authorized under this order runs with the property and transfers with the property. A home site approval will not expire, except that if a claimant who received this home site authorization later conveys the property to a party other than the claimant's spouse or the trustee of a revocable trust in which the

claimant is the settlor, the subsequent owner of the property must establish the authorized lots, parcels and dwellings within 10 years of the conveyance. A lot or parcel lawfully created based on this home site authorization will remain a discrete lot or parcel, unless the lot or parcel lines are vacated or the lot or parcel is further divided, as provided by law. A dwelling lawfully created based on a home site approval is a permitted use.

13. To the extent that any law, order, deed, agreement or other legally enforceable public or private requirement provides that the subject property may not be used without a permit, license or other form of authorization or consent, this home site authorization will not authorize the use of the property unless the claimants first obtain that permit, license or other form of authorization or consent. Such requirements may include, but are not limited to: a building permit, a land use decision, a permit as defined in ORS 215.402 or 227.160, other permits or authorizations from local, state or federal agencies, and restrictions on the use of the subject property imposed by private parties.

IT IS HEREBY ORDERED that this Final Order and Home Site Authorization is entered by the Director of the Department of Land Conservation and Development as a final order of the department and the Land Conservation and Development Commission under ORS 197.300 to ORS 195.336 and OAR 660-041-0000 to 660-041-0160.

FOR THE DEPARTMENT AND THE LAND
CONSERVATION AND DEVELOPMENT
COMMISSION:



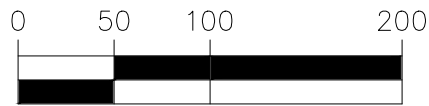
Judith Moore, Division Manager
Dept. of Land Conservation and Development
Dated this 11th day of February 2010

NOTICE OF RIGHT TO APPEAL OR OTHER JUDICIAL RELIEF

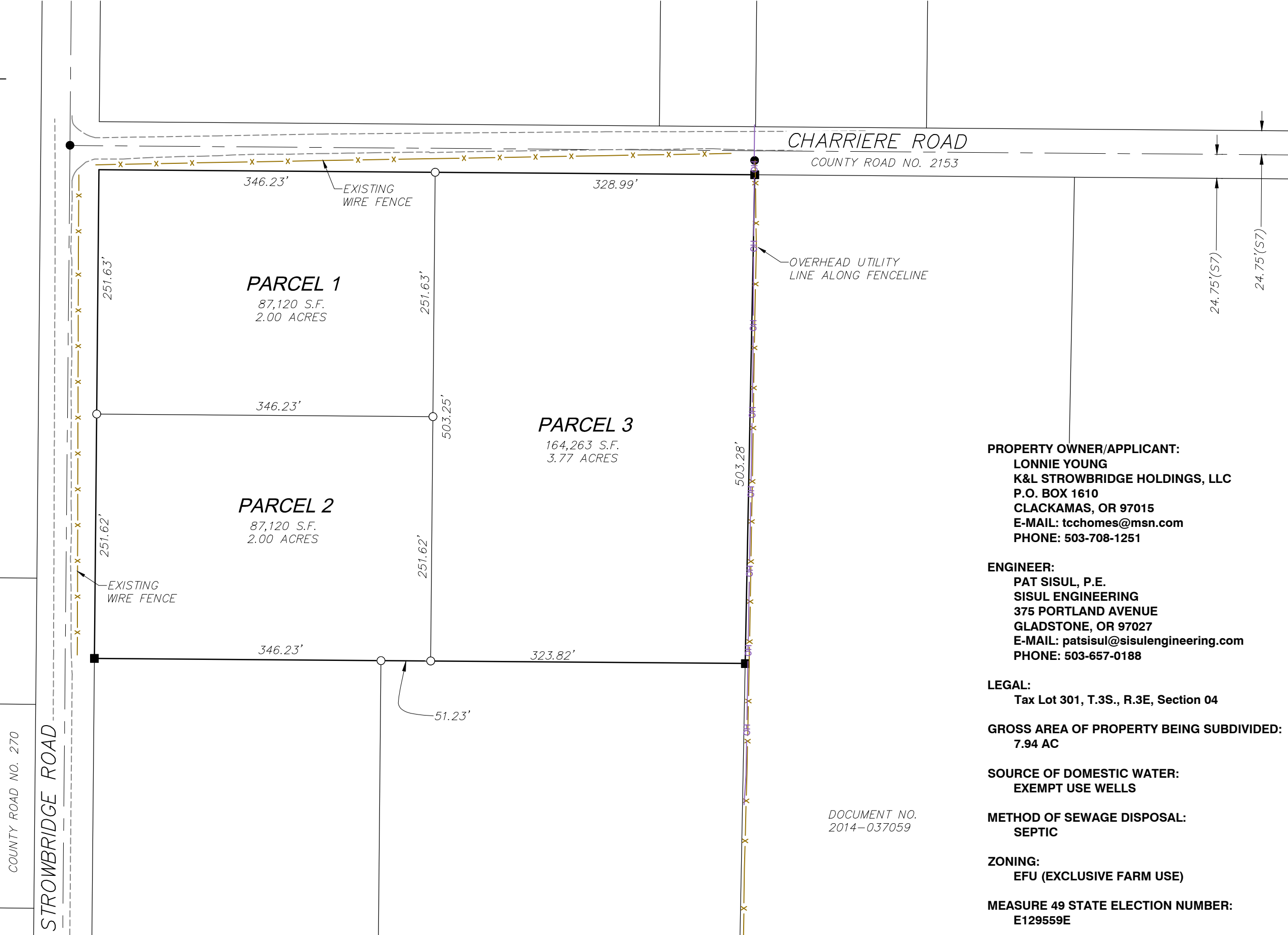
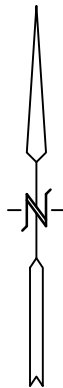
You are entitled, or may be entitled, to judicial remedies including the following:

1. Judicial review is available to anyone who is an owner of the property as defined in Measure 49 that is the subject of this final determination, or a person who timely submitted written evidence or comments to the department concerning this final determination.
2. Judicial review under ORS 183.484 may be obtained by filing a petition for review within 60 days from the service of this order. A petition for judicial review under ORS 183.484 must be filed in the Circuit Court in the county in which the affected property is located. Upon motion of any party to the proceedings, the proceedings may be transferred to any other county with jurisdiction under ORS 183.484 in the manner provided by law for change of venue.
3. Judicial review of this final determination is limited to the evidence in the record of the department at the time of its final determination. Copies of the documents that comprise the record are available for review at the department's office at 635 Capitol St. NE, Suite 150, Salem, OR 97301-2540. Judicial review is only available for issues that were raised before the department with sufficient specificity to afford the department an opportunity to respond.

GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FEET



CHARRIERE ROAD

COUNTY ROAD NO. 2153

COUNTY ROAD NO. 270

STROWBRIDGE ROAD

346.23'

328.99'

251.63'

251.63'

346.23'

503.25'

251.62'

251.62'

346.23'

323.82'

51.23'

503.28'

24.75'(S7)

24.75'(S7)

PARCEL 1

87,120 S.F.
2.00 ACRES

PARCEL 3

164,263 S.F.
3.77 ACRES

PARCEL 2

87,120 S.F.
2.00 ACRES

EXISTING
WIRE FENCE

EXISTING
WIRE FENCE

OVERHEAD UTILITY
LINE ALONG FENCELINE

PROPERTY OWNER/APPLICANT:
LONNIE YOUNG
K&L STROWBRIDGE HOLDINGS, LLC
P.O. BOX 1610
CLACKAMAS, OR 97015
E-MAIL: tcchomes@msn.com
PHONE: 503-708-1251

ENGINEER:
PAT SISUL, P.E.
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OR 97027
E-MAIL: patsisul@sisulengineering.com
PHONE: 503-657-0188

LEGAL:
Tax Lot 301, T.3S., R.3E, Section 04

GROSS AREA OF PROPERTY BEING SUBDIVIDED:
7.94 AC

SOURCE OF DOMESTIC WATER:
EXEMPT USE WELLS

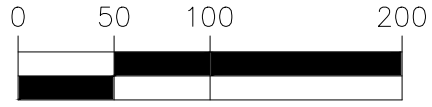
METHOD OF SEWAGE DISPOSAL:
SEPTIC

ZONING:
EFU (EXCLUSIVE FARM USE)

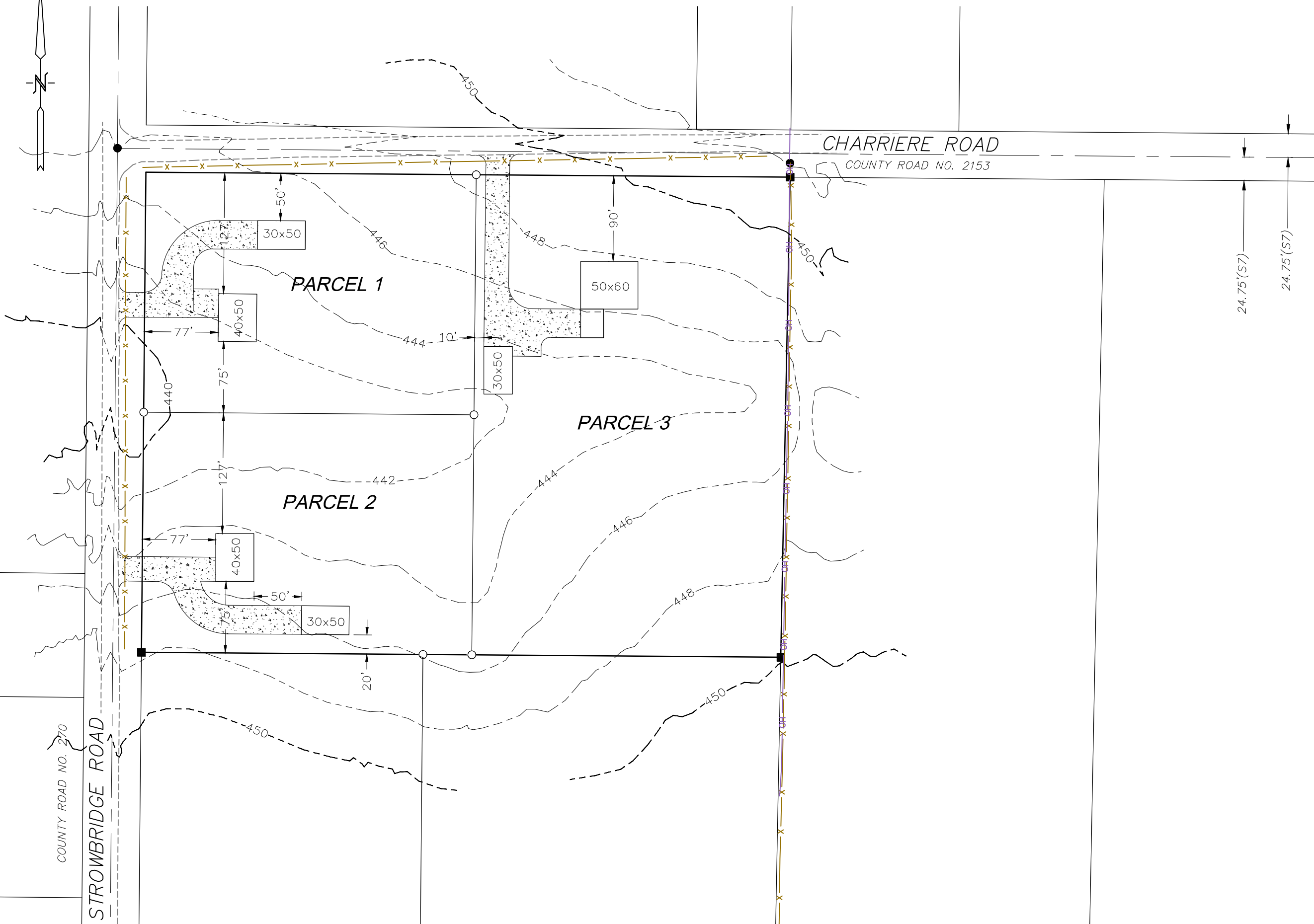
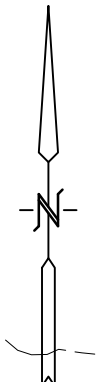
MEASURE 49 STATE ELECTION NUMBER:
E129559E

DOCUMENT NO.
2014-037059

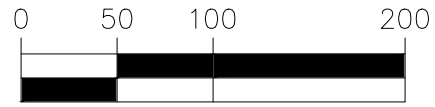
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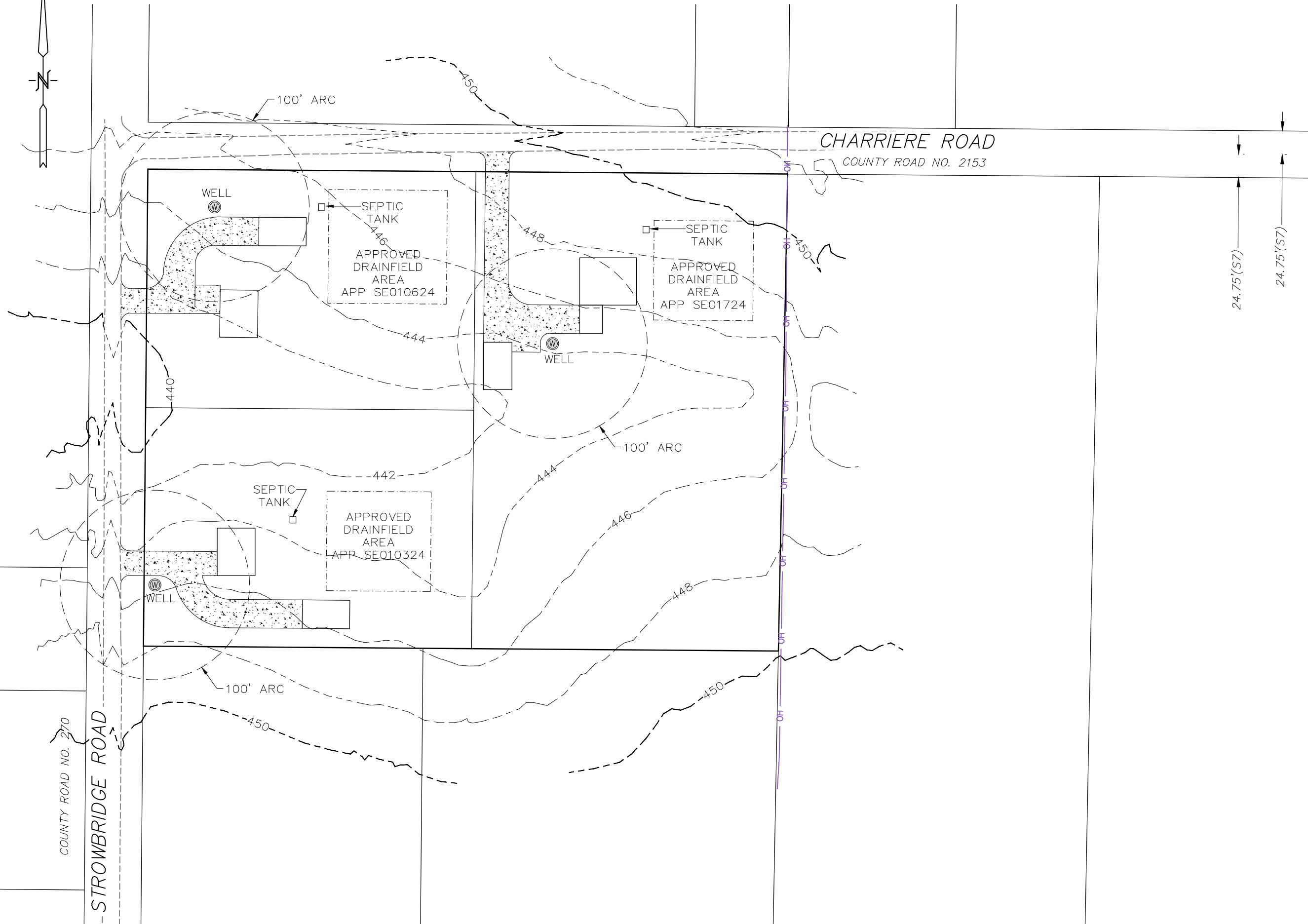
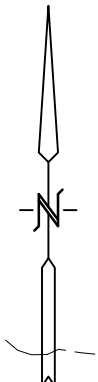
(IN FEET)
1 INCH = 100 FEET



GRAPHIC SCALE



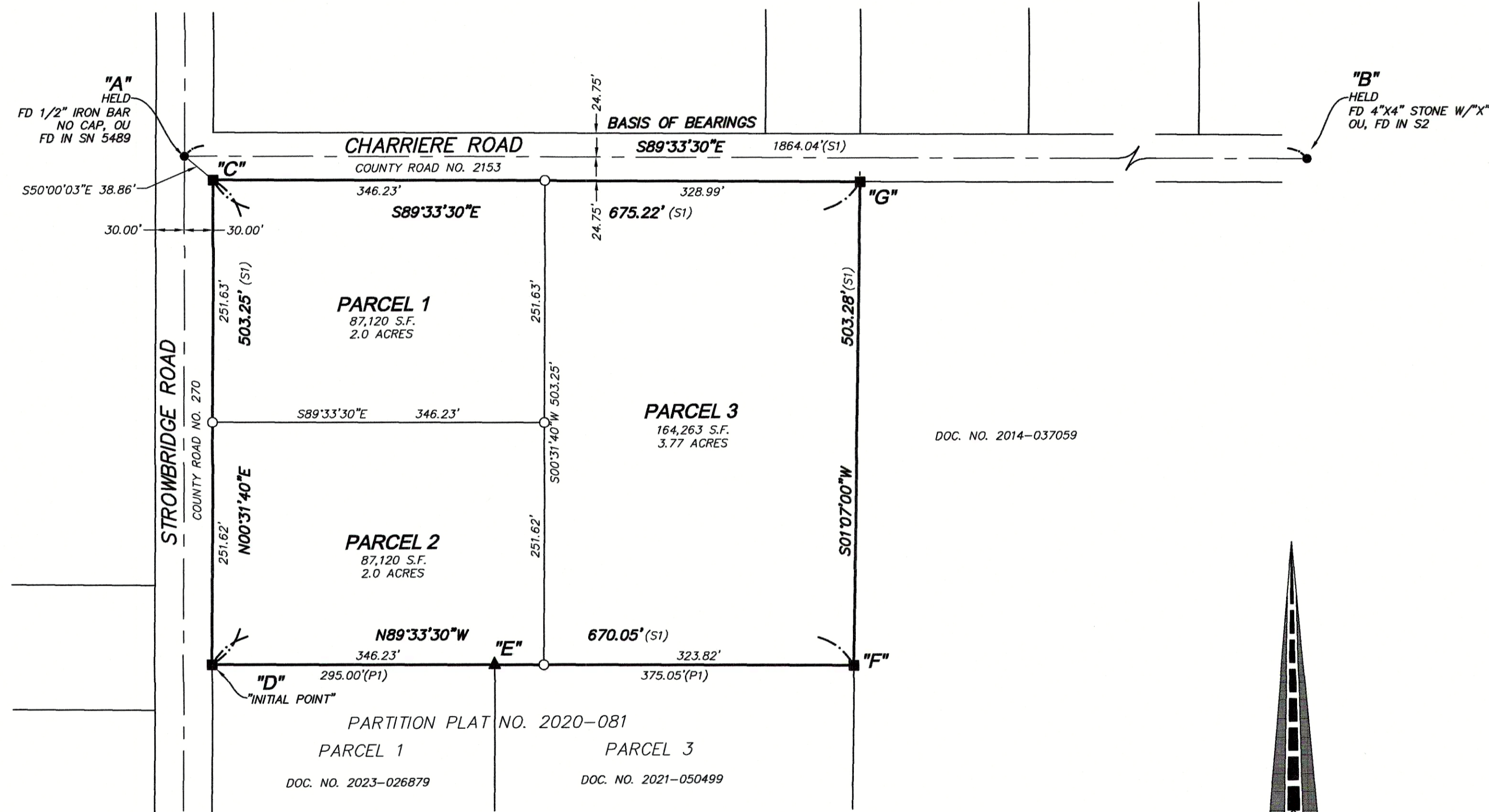
(IN FEET)
1 INCH = 100 FEET



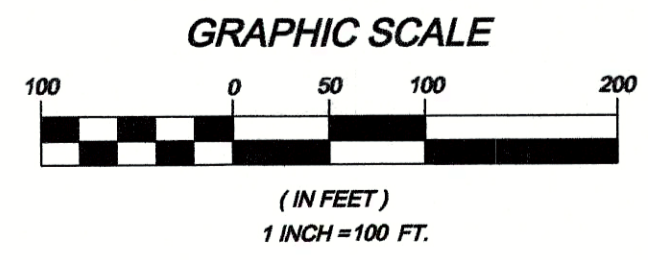
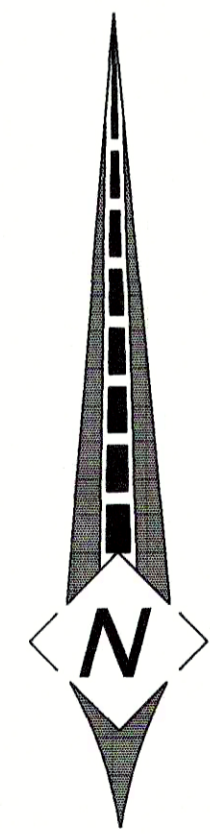
24.75'(S7)
24.75'(S7)

PARTITION PLAT NO. 2024-

A TRACT OF LAND LOCATED IN THE
 N.E. 1/4 SECTION 4, T.3S., R.3E., W.M.
 CLACKAMAS COUNTY, OREGON
 MAY 08, 2024 SCALE 1"=100'
 PLANNING FILE NO.
 SHEET 1 OF 2



- LEGEND:**
- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON _____, 2024
 - △ SET 1.17" COPPER DISC (BERNTSEN BP1) MARKED "_____" ON _____, 2024
 - FOUND MONUMENT AS NOTED
 - FOUND AND HELD 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" FROM S1
 - ▲ FOUND AND HELD 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" FROM P1
- SFNF = SEARCHED FOR, NOT FOUND
 () = RECORD DISTANCES & BEARINGS
 IR = IRON ROD IP = IRON PIPE
 FD = FOUND W/ = WITH
 YPC = YELLOW PLASTIC CAP
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 OU = ORIGIN UNKNOWN
 DOC. NO. = DEED DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
 SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE
 S1 = SN 2020-042
 S2 = SN 1-061
 S3 = SN 5489
 S4 = SN 25109
 P1 = PARTITION PLAT 2020-081



SIGNED ON: 08 MAY 24

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

TGB

OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS

RENEWS: DECEMBER 31, 2025

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

PARTITION PLAT NO. 2024-_____

A TRACT OF LAND LOCATED IN THE
N.E. 1/4 SECTION 4, T.3S., R.3E., W.M.
CLACKAMAS COUNTY, OREGON
MAY 08, 2024 SCALE 1"=100'
PLANNING FILE NO.
SHEET 2 OF 2

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2023-042401, CLACKAMAS COUNTY DEED RECORDS, IN ACCORDANCE WITH CLACKAMAS COUNTY CASE FILE Z-XX-XXXXXX.

FOR MY BASIS OF BEARINGS, AND THE CENTERLINE OF CHARRIERE ROAD, AKA COUNTY ROAD NO. 2153, I HELD SOUTH 89°33'30" EAST BETWEEN FOUND MONUMENTS "A" AND "B", PER SURVEYS NO. 1-061, 5489, 25109, AND 2020-042. I THEN CALCULATED THE NORTH LINE OF THE SUBJECT TRACT 24.75 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, PER SURVEYS NO. 25109 AND 2020-042

FOR THE CENTERLINE OF STROWBRIDGE ROAD, AKA COUNTY ROAD NO. 270, I HELD FOUND MONUMENT "A" AND POINTS 30.00 FEET WEST OF FOUND MONUMENTS "C" AND "D", PER SURVEYS NO. 5489 AND 2020-042. I THEN CALCULATED THE WEST LINE OF THE SUBJECT TRACT 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE.

I HELD FOUND MONUMENTS "D", "E", AND "F", AND RECORD BEARING AND DISTANCES PER SURVEY NO. 2020-042 AND PARTITION PLAT NO. 2020-081 FOR THE SOUTH LINE OF THE SUBJECT TRACT. I THEN HELD FOUND MONUMENTS "F" AND "G", AND RECORD BEARING AND DISTANCE PER SURVEY NO. 2020-042 FOR THE EAST LINE OF THE SUBJECT TRACT.

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF CLACKAMAS COUNTY PLANNING DEPARTMENT CASE FILE NO. Z-_____-____-

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, K & L STROWBRIDGE HOLDINGS, LLC, THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION OF SAID PROPERTY AND THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES AND FURTHERMORE DOES NOT CLAIM ANY PROPERTY BEYOND THE BOUNDARY AS SHOWN HEREON. THIS PLAT IS SUBJECT TO RESTRICTIONS AS NOTED HEREON.

FURTHERMORE, WE DO HEREBY DEDICATE THE STREETS TO THE PUBLIC FOR PUBLIC USE FOREVER AND GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP.

LONNIE YOUNG-MEMBER
K & L STROWBRIDGE HOLDINGS, LLC,
AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

_____ BY _____

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO.:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE:

I, TOBY G. BOLDEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE S.W. 1/4 OF SECTION 4, T.2S., R.3E., W.M., CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS", BEING THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2020-081, CLACKAMAS COUNTY PLAT RECORDS, ALSO BEING ON THE EAST RIGHT OF WAY OF STROWBRIDGE ROAD (COUNTY ROAD NO. 270), BEING 30 FEET EAST OF THE CENTERLINE THEREOF MEASURED AT RIGHT ANGLES; THENCE ALONG THE EAST RIGHT OF WAY OF SAID STROWBRIDGE ROAD NORTH 00°31'40" EAST 503.25 FEET TO A FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS", ALSO BEING ON THE SOUTH RIGHT OF WAY OF CHARRIERE ROAD (COUNTY ROAD 2153), BEING 24.75 FEET SOUTH OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID SOUTH RIGHT OF WAY OF CHARRIERE ROAD SOUTH 89°33'30" EAST 675.22 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS", BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2014-037059, CLACKAMAS COUNTY RECORDS; THENCE LEAVING SAID RIGHT OF WAY SOUTH ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2014-037059, CLACKAMAS COUNTY RECORDS, SOUTH 01°07'00" WEST 503.28 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS", BEING THE NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT 2020-081; THENCE ALONG THE NORTH LINE OF SAID PARCEL 3, AND PARCEL 2 OF SAID PARTITION PLAT 2020-081 NORTH 89°33'30" WEST 670.05 FEET TO THE TO THE INITIAL POINT.

CONTAINING 338,502 SQUARE FEET

SIGNED ON: 08 May 24

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2025

APPROVALS:

APPROVED THIS _____ DAY OF _____, 2024

CLACKAMAS COUNTY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, 2024

CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED

BY O.R.S. 92.095 HAVE BEEN PAID THROUGH JUNE 30, _____

APPROVED THIS _____ DAY OF _____, 2024

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: _____
DEPUTY

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2024

AT _____ O'CLOCK _____ M.,

AS PARTITION PLAT NO. _____

DOCUMENT NO. _____

CATHERINE MCMULLEN, CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189